



30, St Aidans Close, St George
BRISTOL, BS5 8RH

Offers in excess of
£200,000

Anne James is pleased to offer for sale this immaculately presented property situated on the Hanham/St George borders with easy access to all local amenities that St George/Hanham offer but also close to Bristol City Centre. The accommodation comprises of a bright and airy lounge with a well equipped kitchen with a spiral staircase leading to the first floor with a lovely light bedroom and modern bathroom. To the outside of the property are communal gardens to the front and off street parking for one car. The property boasts gas central heating. Viewing is highly recommended.

Entrance

uPVC entrance door with two double glazed glass sides into lounge.

Lounge

14' 2" x 8' 5" narrowing to 8'5" (4.32m x 2.57m narrowing to 2.57

uPVC double glazed box bay window to the front, uPVC double glazed high level window to the side, one double and one single radiator, laminate flooring, TV aerial point, space for table, wrought iron spiral staircase, open to

Kitchen

6' 0" x 6' 11" (1.84m x 2.11m)

uPVC double glazed window to the front, range of white wall and base units with square edge work surfaces, tiled splashbacks, stainless steel sink unit with mixer space for cooker, washing machine and fridge freezer, laminate flooring.

First Floor Landing

Access to the loft space, storage cupboard, doors to the bedroom and bathroom.

Bedroom

11' 7" to wardrobes x 7' 10" (3.54m x 2.39m)

uPVC double glazed window to the front, uPVC double glazed high level window to the side, single radiator, built in wardrobes, laminate flooring.

Bathroom

6' 1" x 7' 4" (1.85m x 2.24m)

uPVC double glazed obscure window to the front. White suite comprising of single panel bath with glass screen and shower over, pedestal wash hand basin, low level WC, fully tiled walls, laminate flooring, single radiator.

Outside

Allocated parking for one car. Visitors parking.

Front

Communal lawns to the front of the property.

Storage cupboard by the front door housing combination boiler,

There is also a secure drop down post area.





EPC

Rating Band C

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol