

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

11'4" x 5'6" (3.46 x 1.68)	Hallway
11'7" x 13'2" (3.54 x 4.02)	Living Room
11'5" x 11'11" (3.49 x 3.64)	Dining Room/Sitting Room
8'10" x 17'2" (2.70 x 5.25)	Kitchen/Breakfast Room
10'6" x 8'11" (3.21 x 2.74)	Downstairs Bedroom/Reception
6'0" x 6'2" (1.84 x 1.90)	Shower Room
5'6" x 9'6" (1.68 x 2.90)	Storage/Utility
First Floor Landing	
11'6" x 11'6" (3.52 x 3.51)	Bedroom
9'11" x 12'4" (3.04 x 3.78)	Bedroom
8'9" x 7'3" (2.68 x 2.21)	Bedroom
5'4" x 6'4" (1.64 x 1.95)	Bathroom



- Well presented and extended
- Lounge
- Separate Dining Room
- Kitchen/Breakfast Room
- Downstairs Bedroom/Reception
- Storage/Utility
- Downstairs Shower Room
- Three Bedrooms
- Off Street Parking
- Sizeable Rear Garden

31 Almeda Road, St George, Bristol, BS5 8RY
Offers In The Region Of £400,000 Freehold

PROPERTY TYPE House - End Terrace

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND C



Beautifully presented, extended family home with well proportioned, adaptable accommodation. Entrance hallway, lounge, separate dining area/reception, extended kitchen/breakfast room, with downstairs shower room, storage/utility, and another reception room/bedroom 4. At the first floor are three well proportioned bedrooms with a family bathroom. Offering off street parking, and a sizeable enclosed rear garden with patio and lawn.



the location

Conveniently placed for excellent access to Bristol city centre, yet having a more spacious feel with a number of green areas readily accessible including Dundry playing fields, river walks along Crews Hole into Conham, and Trooper Hill Nature reserve, all literally on the doorstep! The facilities of both Hanham high street and Church Road, St George, with their range of shops and restaurants, are both easily accessible. Bristol 2.7 miles Bath 9.2 miles

Beautifully presented and extended family home with sizeable rear garden.

just a thought...

If you hadn't considered this area before, think again! Surprisingly convenient, with a plethora of facilities nearby, this home offers the best of city living, yet with a feel of the country. Viewing highly recommended.