specifically mentioned within the sales particulars, but may be available by separate negodation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. 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 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 sollicitor or



Ground Rent - £8.40 per annum Leasehold - 999 years from 20/01/1965

9961/90/77 Garage - Leasehold 999 years from

> (2.02 x 1.69) (2.02 x 1.69) Bathroom

14'2" x 85'4) "0'9 x "2'41 Bedroom

(60.4 x 03.8) "2'81 x "9'11 Bedroom

First Floor Landing

14'3" x 8'11" (4.36 x 2.74) Kitchen/Diner

(82.4 x 92.5) "0'21 x "9'11 mooA gniviJ

14'0" x 4'10" (4.27 x 1.48) Hallway



- Living Room
- Kitchen/Diner
- Conservatory
- Two Double Bedrooms
- Gardens
- Garage in nearby rank
- No Chain!

PROPERTY TYPE House - End Terrace

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B





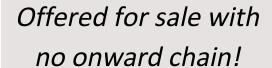


Lovely two bedroom end of terrace home. Entrance hallway, kitchen/diner, living room, conservatory, two double bedrooms and an upstairs bathroom. Garage in nearby rank, front and rear gardens. No Chain!!













the location

Set on the Southern slopes of St
George, with rooftop views to the
front of the Avon Valley, Troopers
Hill Nature Reserve and Bristol
City towards Ashton Court. To the
rear, the property backs onto
allotments. Offering quick access
to Bristol City centre, there are a
range of wooded, green and river
walks literally on your doorstep.

just a thought...

If you hadn't considered this area before, think again. All the benefits of living in a city with the feel of the country.