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- Hallway 13'0" x 5'5" (3.98 x 1.66)
- Living Room 15'3" x 10'6" (4.66 x 3.22)
- Dining Room 11'1" x 16'2" (3.39 x 4.93)
- Kitchen 10'1" x 6'9" (3.09 x 2.06)
- First Floor Landing
- Bedroom 12'10" x 14'1" (3.92 x 4.30)
- Bedroom 11'1" x 9'5" (3.38 x 2.89)
- Bathroom 8'2" x 6'5" (2.50 x 1.96)

Approximate total area 839.95 ft² 78.03 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. GIRAFFE360



- Beautifully presented home
- Living Room with stripped floors
- Dining Room with stripped floors
- Kitchen
- Two Double Bedrooms
- Lovely Upstairs Bathroom
- Sunny Courtyard Garden
- Lots of natural light

17 Battenburg Road, St George, Bristol, BS5 7LZ
£350,000 Freehold

PROPERTY TYPE House - Terraced

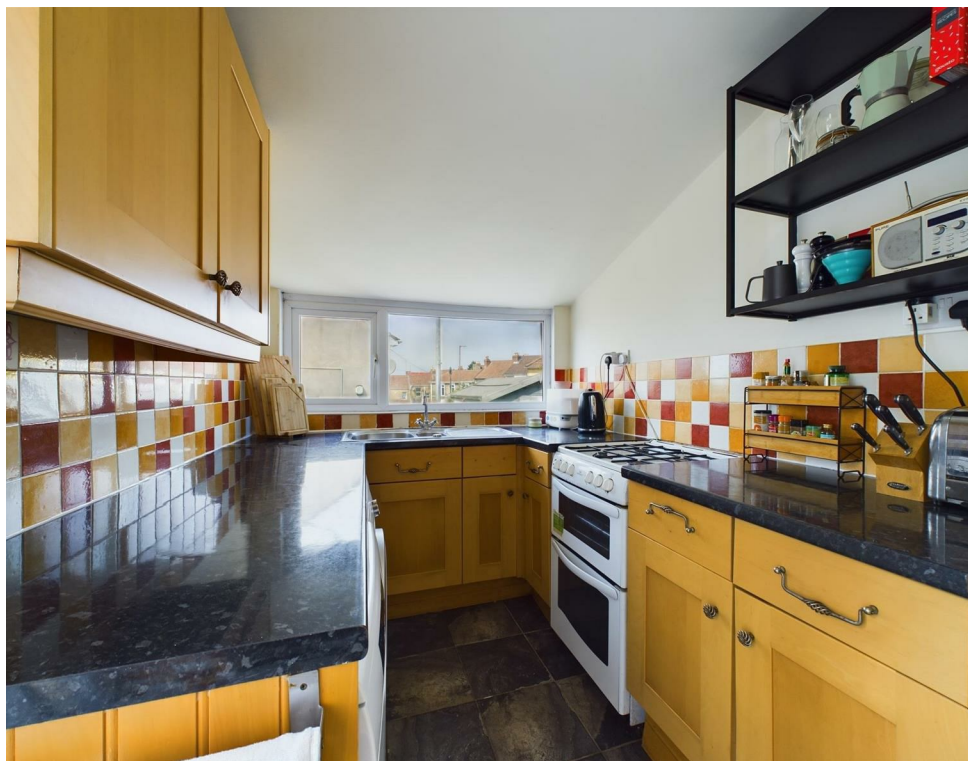
BEDROOMS 2

RECEPTION ROOMS 2

BATHROOMS 1

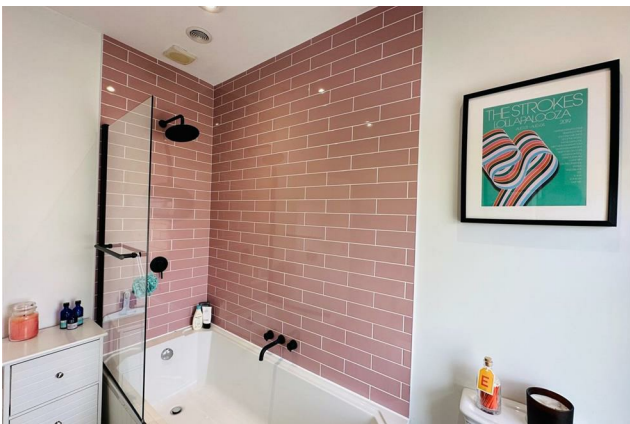
EPC RATING D

COUNCIL TAX BAND B



Beautifully presented double bay Victorian villa, set on a popular road close to good schools. This property is blessed with lots of natural light and has been much improved by the current owner.

On the ground floor, there is a spacious entrance hallway, all with stripped wooden flooring throughout. Upstairs there are two double bedrooms and a lovely bathroom. The property enjoys a south west facing courtyard garden with a suntrap terrace. The home also benefits from lots of storage, and you could even consider extending into the loft (subject to planning). Overall, 17 Battenburg Road is one of the best presented homes on the street, and we do not expect the property to be available for long.



the location

Set in the ever popular 'hotspot' of St George, the park with its Victorian boating lake is a short walk away. The hustle and bustle of Church Road, and its range of retailers and cafes is easily accessible. Set in a slightly elevated position, there are pleasant rooftop views to rear. Bristol 2.7 miles Bath 10.2 miles

what the owners will miss

We've recently had a baby, so we're leaving Bristol to live closer to family. But there is so much that we'll miss about our house on Battenburg Road. Above all, we'll miss our fantastic neighbours and the community feel of the street. We'll miss the amazing Orchard café and its coffee and pastries. And we'll miss wandering down to St George's Park. This area has been the perfect place for our young family - with all the baby groups you could ask for! Other favourite places include the Native Vine wine bar and the Red Church, which does a great pizza.



just a thought...

If you had't considered St George, this could be the one! Set in an elevated position, with a sunny courtyard garden, surprisingly close to all good local amenities, yet surprisingly quiet. Deceptively spacious accommodation, with bags of period charm.