

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.

- Hallway 10'9" x 2'11" (3.29 x 0.91)
- Living Room 12'0" x 11'4" (3.68 x 3.47)
- Living Room 12'0" x 13'8" (3.67 x 4.19)
- Kitchen 16'7" x 7'9" (5.07 x 2.38)
- WC 5'6" x 6'1" (1.69 x 1.86)
- Pantry 4'7" x 3'2" (1.42 x 0.97)
- Landing 3'3" x 8'8" (1.01 x 2.66)
- Bedroom 12'5" x 8'10" (3.79 x 2.70)
- Bedroom 8'10" x 8'3" (2.70 x 2.52)
- Bedroom 12'1" x 6'0" (3.69 x 1.85)
- Bathroom 8'3" x 5'5" (2.54 x 1.67)



- Character cottage
- Living Room
- Dining Room
- Kitchen/utility
- Three bedrooms
- Off street parking
- Garage
- Lovely rear garden

25 Dundridge Lane, St George, Bristol, BS5 8SF
£380,000 Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



Character cottage in great location, entrance porch, entrance hallway, sitting room, separate dining room, kitchen and utility/cloakroom. At the first floor are three bedrooms and a family bathroom. With ample off street parking to the side, garage and lovely rear garden.



the location

Set on the borders of St George and Hanham, this well located charming cottage is close to the green walks of Conham woods and river park, Dundridge playing fields and Magpie Bottom nature reserve. There are local pubs and shops within easy walking and the facilities of Hanham high street are a short distance. There is a direct bus route from nearby Bryants Hill into Bristol city centre. Bristol 2.9 miles Bath 9.2 miles

what the owners will miss

Will miss the lovely area and our neighbours are great. There is also easy access into Bristol City Centre.

just a thought...

If you hadn't considered an older style home before, this could be the one! With decent proportions, ample scope for extension, (subject to planning permission), off street parking, garage and lovely garden. All the benefits of the city, yet with a more rural feel!