

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.



- Lounge
- Kitchen/Diner
- Three bedrooms
- Off street parking
- Enclosed garden
- Open aspect to rear
- Viewing advised

9 Furber Vale, St George, Bristol, BS5 8PZ  
**Asking Price £299,950** Freehold

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



A 1960s style terrace property boasting spacious accommodation situated in a pleasant cul de sac location, with open aspect to the rear. Offering a generous lounge, kitchen/diner, three good size bedrooms and a bathroom. To the front of the property is off street parking, the rear is an enclosed garden with access to a useful cellar with power, light plus plumbing for a washing machine. Ideally situated for access to Hanham high street, a prompt viewing is advised.



### the location

Conveniently placed for both access to Hanham and St George, the local facilities of Hanham high street are a short walk away. Troopers Hill nature reserve, Magpie Bottom nature reserve and Conham river park are all within easy striking distance. Also well placed for the commute to both Bristol and Bath.



*Offered for sale with no onward chain.*

just a thought...

Great potential for further improvement.