

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 6'5" x 4'11" (1.96 x 1.52)
- Living Room 9'2" x 16'9" (2.80 x 5.12)
- Kitchen 7'11" x 8'2" (2.43 x 2.51)
- First Floor Landing 10'9" x 8'10" (3.30 x 2.70)
- Bedroom 10'9" x 8'10" (3.30 x 2.70)
- Bedroom 10'9" x 7'8" (3.30 x 2.34)
- Bathroom 6'6" x 7'7" (1.99 x 2.33)



- Lounge/diner
- Modern kitchen
- Two bedrooms
- Established gardens
- Garage and off street parking
- Easy reach of local amenities

142 Bryants Hill, St George, Bristol, BS5 8RJ
Asking Price £279,950 Freehold

PROPERTY TYPE House - Terraced

BEDROOMS 2

RECEPTION ROOMS 1

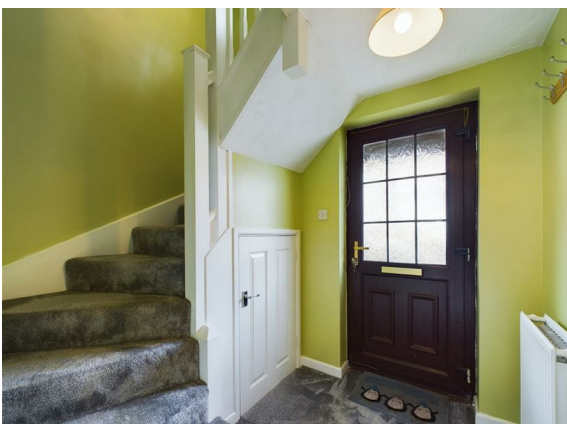
BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B



A modern two double bedroom terrace property situated on the St George/Hanham borders within easy reach of popular local amenities. The accommodation comprises entrance hall, lounge/dining room and kitchen. To the first floor are two generous bedrooms and a bathroom. Outside, are established gardens with sunny aspects, the added benefit of a garage and off street parking. Viewing recommended.



the location

Set close to the High Street, with its range of shops and restaurants. The green space of Conham River Park leading into into the Avon Valley with its wooded and river walks are a short walk away. Church Road, St George is readily accessible and the more comprehensive facilities of the Longwell Green retail park are a short drive away.

Set close to Hanham with the benefit of established garden, garage and parking.

just a thought...

A modern build, conveniently positioned for the Hanham high street amenities, and on the main bus routes to the city centre.