

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.

- Entrance Hallway 4'1" x 2'10" (1.25 x 0.88)
- Living Room 12'6" x 12'0" (3.83 x 3.66)
- Dining Room 11'11" x 9'5" (3.65 x 2.88)
- Kitchen 9'3" x 7'11" (2.83 x 2.43)
- Breakfast Room 8'10" x 7'11" (2.70 x 2.43)
- First Floor Landing 12'5" x 15'5" (3.80 x 4.70)
- Bedroom 12'1" x 9'5" (3.69 x 2.88)
- Bedroom 12'1" x 9'5" (3.69 x 2.88)
- Bathroom 7'2" x 7'11" (2.20 x 2.43)

Approximate total area 937 ft² 87.05 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. Calculations are based on RICS RPS 3C standard.

GIRAFFE360



- Generous lounge/dining room
- Kitchen/breakfast room
- Two double bedrooms
- Large bathroom
- Courtyard garden
- Close to St George Park
- Easy access to the city centre
- Viewing advised

4 Richmond Road, St George, Bristol, BS5 8EJ
£400,000 Freehold

PROPERTY TYPE House - Terraced

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



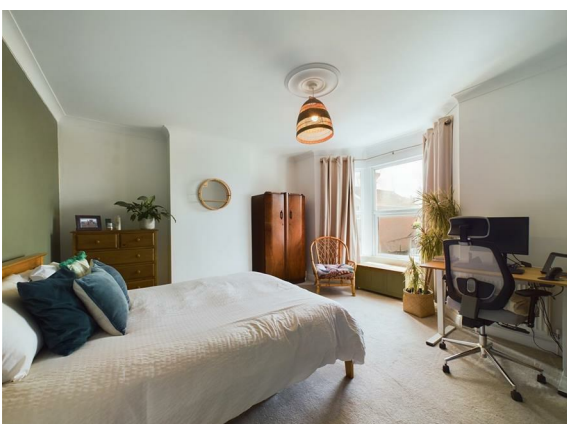
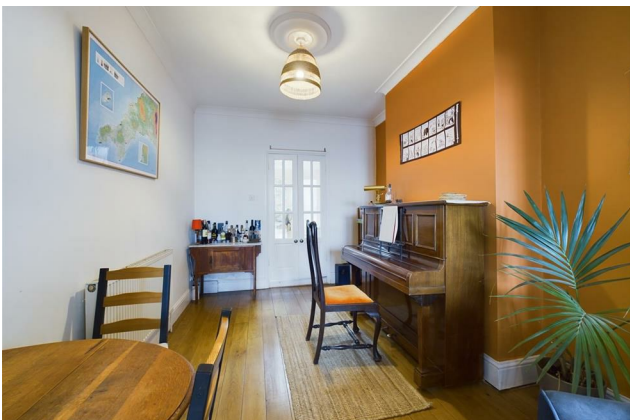
A spacious bay fronted terraced property ideally situated just off Church Road and within easy access of St George Park.

The accommodation comprises entrance hall with a new front door (fitted 2023), generous open plan lounge/dining room, with working fireplace, and a recently renovated kitchen/breakfast room which has been extended with new roof and skylight.

To the first floor are two double bedrooms and a large bathroom with a four piece suite.

The property benefits from a large loft which, subject to planning, could be converted into a master suite.

Outside, there is a courtyard style garden, with mature tree.



the location

Set in the ever popular 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. Easy access to Bristol city centre. There are also walks along the river and at Troopers Hill Nature Reserve. Bristol 2.6 miles Bath 10.9 miles

what the owners will miss

"We will dearly miss living at Richmond Road. The Victorian charm of the house, its spacious, bright rooms, and a best-of-all-worlds location. Picnics and tennis at St George Park, dog walks at Troopers Hill, and runs along the river path - we have loved having so much green space nearby. We've become regulars at the independent shops, cafés and fantastic bakeries, and spent many an evening at our favourite pubs and restaurants. We will truly miss this wonderful home."



just a thought...

Well positioned for popular local amenities and access to the city centre, yet close to large open green spaces giving the best of city living!