

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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
- Living Room 11'0" x 11'7" (3.37 x 3.54)
- Dining Room 11'10" x 14'11" (3.63 x 4.57)
- Kitchen 10'9" x 8'1" (3.29 x 2.47)
- First floor landing
- Bedroom 11'1" x 14'9" (3.40 x 4.51)
- Bedroom 11'10" x 11'9" (3.61 x 3.60)
- Bedroom 10'1" x 8'1" (3.08 x 2.48)

Approximate total area 83.3 m²
 896.63 ft²
 83.3 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 NPS 3C standard.
 GIRAFFE360



- Sitting room
- Dining room
- Modern kitchen
- Two double bedrooms
- Cottage style garden
- No chain

18 Preddys Lane, St George, Bristol, BS5 8TE
Asking Price £290,000 Freehold

PROPERTY TYPE House - Terraced

BEDROOMS 2

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



A well presented and homely Victorian cottage style home. Entrance hall, sitting room, separate dining room, and modern kitchen.

At the first floor are two double bedrooms and a bathroom.

With a pleasant, enclosed cottage style garden to rear, this comfortable character home deserves to be viewed!

Offered for sale with no onward chain!



the location

Set in the ever popular district of St George, yet close to the borders of Hanham, Dundridge playing fields are at the bottom of the road, plus a range of green river and wooded walks at nearby Troopers Hill Nature reserve and Crews Hole. There are local shopping facilities nearby at Hanham high street, Church Road St George and the more comprehensive facilities of Avon Meads Retail park are but a short drive away. Bristol 2.7 miles Bath 9.3 miles



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just a thought...

If you have been searching for a character home in a great location, this could be the one! The benefits of the city, yet with the feel of the country, this is a cottage not to be missed!