



- Living room
- Kitchen/diner
- Utility Area
- Three bedrooms
- Garage & parking
- Enclosed rear garden
- Viewing advised

5 Dundridge Gardens, St George, Bristol, BS5 8SZ
£340,000 Leasehold

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.



Ground Rent £9.45 per annum

Leasehold - 1000 years from 4 April 1968

- Entrance
- 4'8" x 5'7" (1.44 x 1.71)
- Hallway
- 13'1" x 5'9" (4.01 x 1.77)
- Living Room
- 12'10" x 13'1" (3.93 x 4.01)
- Kitchen/Diner
- 8'10" x 19'4" (2.70 x 5.90)
- Utility Area
- 9'6" x 8'10" (2.90 x 2.70)
- First Floor Landing
- 13'3" x 10'5" (4.04 x 3.18)
- Bedroom
- 8'9" x 12'0" (2.68 x 3.68)
- Bedroom
- 8'10" x 8'8" (2.71 x 2.66)
- Bathroom
- 5'6" x 7'1" (1.70 x 2.17)

PROPERTY TYPE House - Semi-Detached
BEDROOMS 3
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING D
COUNCIL TAX BAND C



Well proportioned semi detached family home, entrance hallway, lounge, kitchen/diner and utility area.

At the first floor are three bedrooms and a family bathroom.

With off street parking, garage and child friendly, enclosed rear garden this home must be viewed!



the location

Conveniently located between the high street of Hanham and the shops and facilities of Church Road, St George. Dundridge playing fields are literally across the road, and the wooded and riverside walks of Crews Hole and Conham river park are a short distance away. Both Bristol and Bath are comfortably commutable. Bristol 2.8 miles Bath 9.6 miles

what the owners will miss

The locality has been perfect as our family were growing up, closeness of the park, the views from the back bedroom window - especially the Balloon Fiesta as you can see the balloons and night glow and just generally the quiet area. We will miss this house as it has been our home for over 30 years and have seen our boys grow from babies to men.

just a thought...

If you hadn't considered this style of home before, this could be the one! Deceptively well proportioned, with off street parking, garage and garden and all priced at an extremely competitive price point. Viewing recommended.