



- Split level home maintained to a high standard
- Extended open plan living/dining/kitchen area
- Four bedrooms
- Gardens
- Garage
- Option to purchase a further double garage
- Viewing advised

3 Beverley Close, St George, Bristol, BS5 8QJ
£400,000 Leasehold

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.

Lease - 999 years from 29 September 1970

Hallway 12'7" x 4'7" (3.86m x 1.40m)

Bedroom 14'9" x 11'11" (4.52m x 3.64m)

Cloakroom 5'11" x 2'3" (1.82m x 0.71m)

Kitchen/Living Area 16'9" x 9'9" + 15'9" x 10'8" (5.12m x 2.98m + 4.81m x 3.27m)

Landing 6'7" x 5'9" (2.03m x 1.76m)

Bedroom 14'8" x 9'5" (4.49m x 2.89m)

Bedroom 9'6" x 8'0" (2.92m x 2.44m)

Bedroom 9'6" x 7'4" (2.91m x 2.25m)

Bathroom 5'11" x 4'11" (1.81m x 1.50m)

Cloakroom 5'2" x 3'4" (1.59m x 1.03m)



PROPERTY TYPE House - Terraced

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B



A much improved and extended terrace property boasting tastefully appointed accommodation and four bedrooms.

Having been family owned for many years this split level home has been maintained to a high standard.

The accommodation comprises entrance hall, double bedroom, stairs down to a W.C onto an extended open plan kitchen/dining and living area with a vaulted ceiling with four Velux windows, leading onto a southerly facing balcony.

To the first floor is a double bedroom, a bathroom and a separate W.C. with stairs leading to, two further bedrooms.

Outside are gardens to front and rear and a single garage in a nearby block.

There is also the option to purchase a double garage in the nearby block separately for £25,000.



the location

Set on the ever popular St George/Hanham borders, the local facilities of Hanham high street are within easy walking distance, there are green and wooded walks at nearby Dundridge playing fields and Magpie Nature Reserve. Bristol 2.8 miles Bath 9.1 miles

what the owners will miss

"Leaving Beverly Close feels like saying goodbye to a cherished chapter of life, one that began when I was barely more than a young dreamer. Now, as I prepare to leave with the wisdom and years that almost qualify me for a bus pass, I can't help but reflect on the beauty of the journey here. These decades have been immeasurably enriched by wonderful neighbours—the kind of people who make a place truly feel like home. Their heartfelt sorrow at our departure and the unanimous plea to "find us good new neighbours" speaks to the deep bonds forged in this little community. Whoever steps into our home won't just acquire brick and mortar; they'll be welcomed into a rare and special circle of kindness, support, and respect. The responsibility for upholding those values will pass to its new guardians, ensuring that the spirit of this neighbourhood continues to thrive. Moving here isn't just about buying a house; it's about finding a home within a family of neighbours who truly care for one another."

just a thought...

A chance to purchase a unique split level property with detached proportions in a sought after location.