



- Lounge
- Kitchen/dining room
- Three bedrooms
- Family bathroom
- Mature gardens
- Driveway
- Excellent access to Troopers Hill

105 Summerhill Road, St George, Bristol, BS5 8JT
Asking Price £450,000 Freehold

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 13'6" x 5'11" (4.13m x 1.82m)

Living Room 12'9" x 14'9" (3.89m x 4.51m)

Dining Room 12'11" x 12'2" (3.96m x 3.71m)

Kitchen 9'10" x 6'9" (3.02m x 2.06m)

Utility Room 6'8" x 5'10" (2.05m x 1.79m)

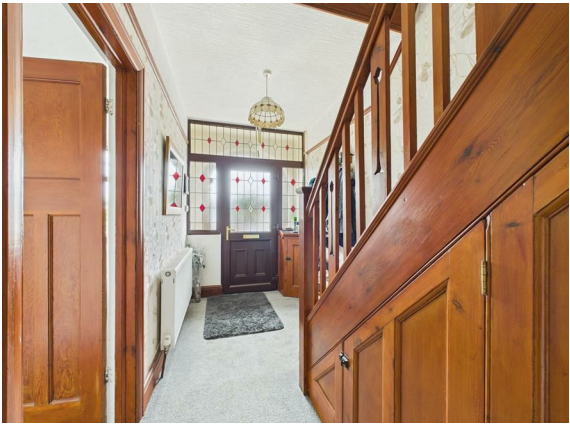
Landing 14'8" x 9'7" (4.49m x 2.94m)

Bedroom 13'1" x 12'4" (3.99m x 3.76m)

Bedroom 8'9" x 7'5" (2.67m x 2.27m)

Bathroom 6'7" x 6'6" (2.03m x 2.00m)

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



An impressive double bay fronted 1930s semi detached property that has become available to buy after over forty years of ownership.

The spacious accommodation comprises entrance hall, large lounge, generous kitchen/dining room with three good size bedrooms and a four piece bathroom suite.

Outside, are mature gardens to front and rear, and a driveway providing off street parking.

Boasting original features, open aspects to the front and with excellent access to Troopers Hill and Crews Hole, a prompt internal viewing is highly recommended.

the location

Close to the green space of Troopers Hill, and within easy walking distance of the riverside walks. Set on the bus route, giving easy access into the city centre and the shopping facilities of Church Road, St George. Bristol 1.9 miles Bath 9.8 miles

what the owners will miss

"We will miss our neighbours, the views from our home, Troopers Hill, the convenient position for bus routes into the city centre.

just a thought...

Be quick! These properties are seldom on the market. If you've outgrown your Victorian terrace and want to stay in St George this family semi could be the one of you!