



- Lounge/diner
- Kitchen
- Three bedrooms
- Rear garden
- Garage (requiring work)
- No chain

28 Lavington Road, St George, Bristol, BS5 8SG
Offers In Excess Of £300,000 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.



- Entry
- Hallway
- Living Room
- Dining Room
- Kitchen
- Landing
- Bedroom
- Bedroom
- Bedroom
- Bedroom
- Bedroom
- Bathroom

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND C



Well proportioned three bedroom family home in popular location.

Entrance hallway, lounge/diner and kitchen at the ground floor.

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

With a garden to rear and garage (requiring work), this home provides the basis for a good sized and comfortable family property.

The Vendor advises that the windows were changed in 2022 and they do have FENSA certificates.



the location

Conveniently located a short distance from Dundridge playing fields, and the pleasant wooded and river walks of Troopers Hill, Crews Hole and Conham river park. There is easy access to frequent bus routes to Bristol city centre, there is a Sainsburys Local a short walk away, and the facilities of Hanham high street, with its range of shops and cafes, is also easily accessible. Bristol 2.9 miles Bath 9.2 miles

just a thought...

Although requiring modernisation and updating this is decent sized home with bags of potential in a super popular location. Marketed at a competitive price point, we believe this is a real opportunity.

Offered for sale with no onward chain!