

Entry

Hallway

Living Room 14'2" x 12'11" (4.34m x 3.95m)

Kitchen 19'1" x 8'7" (5.82m x 2.63m)

Sun Room 9'7" x 6'10" (2.93m x 2.10m)

Landing

Bedroom 13'1" x 10'1" (3.99m x 3.09m)

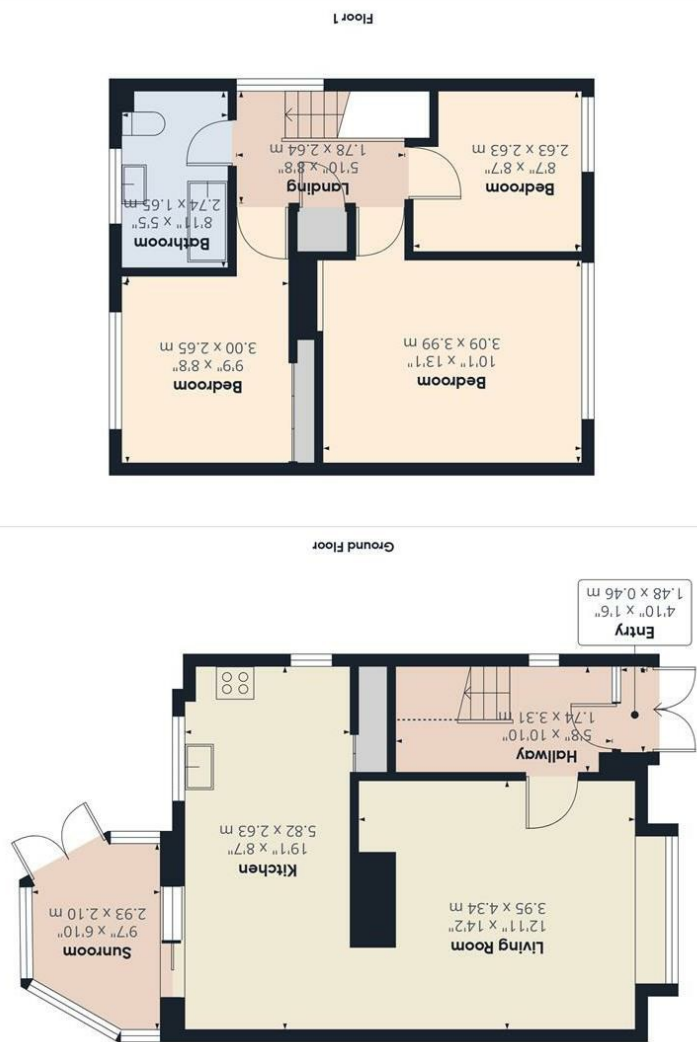
Bedroom 9'10" x 8'8" (3.00m x 2.65m)

Bedroom 8'7" x 8'7" (2.63m x 2.63m)

Bathroom 9'0" x 5'4" (2.75m x 1.65m)

Ground Rent - £12.00 a year, Reviewed Yearly

Lease - 1000 years from 30 July 1965



- Lounge/diner
- Kitchen
- Conservatory
- Three bedrooms
- Enclosed rear garden
- Garage & parking
- Offered in first class decorative order

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



Beautifully presented and lovingly cared for, three bedroom family home.

Entrance hallway, lounge, kitchen/diner, conservatory, enclosed rear garden, three bedrooms, family bathroom, garage and off street parking.

With double glazing and gas central heating, this home is offered in first class decorative order throughout.



Beautifully presented and lovingly cared for.

the location

Set on the Southern slopes of St George, with green, wooded and river walks literally on your doorstep in Crews Hole and the nearby Troopers Hill nature reserve. Local shopping facilities are available at Nags Head Hill. The more comprehensive facilities of Hanham high street and Church Road, St George, are but a short drive away. Bristol 2.8 miles Bath 9.7 miles

just a thought...

If you hadn't considered this part of St George, this could be the one! Offering surprisingly quick access to Bristol Temple Meads, and the city centre, yet offering an abundance of green space literally on the doorstep. This home really does offer a feel of the country, on the edge of the city.