



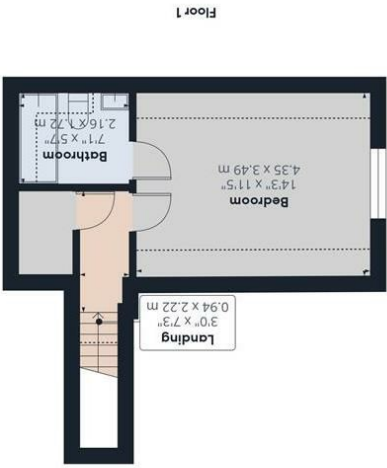
- Fabulous location
- Living/Kitchen/dining room
- Two bedrooms
- Shower room plus bathroom
- Set in good size plot
- Gas central heating
- Off street parking
- No chain

87 Fir Tree Lane, St George, Bristol, BS5 8BJ
£395,000 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 9'3" x 5'2" (2.83 x 1.58)
Living Area/Dining/Kitchen Area 17'9" x 20'11" (5.43 x 6.40)
Bedroom 8'7" x 19'1" (2.62 x 5.82)
Bedroom 8'6" x 6'11" (2.60 x 2.11)
First Floor Landing
Bedroom 14'3" x 11'5" (4.35 x 3.49)
Bathroom 7'1" x 5'7" (2.16 x 1.72)

Approximate total area*	907 ft ² 84.2 m ²
Reduced bedroom	55 ft ² 5.1 m ²
(1) Excluding balconies and terraces.	
Reduced bedroom	Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.	GIRAFFE360



PROPERTY TYPE House - Detached

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING B

COUNCIL TAX BAND D



Modern style detached home in fabulous location.

Set on good size plot with off street parking and garden with panoramic views across Bristol and the adjoining Troopers Hill nature reserve.

Entrance hallway, large open plan living/dining and kitchen area, bedroom and shower room.

At the first floor is another bedroom with an en suite bathroom.



the location

Set on the Southern slopes of St George, this home offers spectacular views, walks across the adjoining nature reserve, leading into further wooded and river walks along the River Avon into Crews Hole and Conham river park. This home blends a feel of the country, yet being within easy striking distance of the local amenities of St George and Hanham, with Bristol city centre also being readily accessible. Bristol 2.7 miles Bath 9.6 miles

just a thought...

This home really is a blank canvass, amazing location, decent size plot and ready to move in to - a viewing is advised!

Offered for sale with no onward chain!