



- Lounge/diner
- Kitchen
- Three bedrooms
- Gas central heating
- Garage and parking
- Wide, enclosed rear garden

120 Dundridge Lane, St George, Bristol, BS5 8SR
Offers In The Region Of £340,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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
21'10" x 11'9" (6.67m x 3.60m)
- Living/Dining Room
11'9" x 21'10" (3.60m x 6.67m)
- Kitchen
7'6" x 15'1" (2.31m x 4.60m)
- Landing
5'5" x 15'10" (1.61m x 4.23m)
- Bedroom
11'4" x 10'8" (3.47m x 3.27m)
- Bedroom
12'0" x 10'1" (3.66m x 3.08m)
- Bedroom
8'3" x 8'2" (2.54m x 2.49m)
- Bathroom
6'6" x 5'5" (2.00m x 1.66m)

PROPERTY TYPE House
BEDROOMS 3
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING
COUNCIL TAX BAND C



Wide enclosed garden
to rear!



Well proportioned family home. Entrance porch, entrance hallway, good sized lounge/diner and kitchen at the ground floor.

At the first are three bedrooms and a family bathroom.

Outside, there is off street parking and a garage with a wide, enclosed garden to rear.

the location

Set in an enviable location overlooking Dundridge playing fields, the green space of Troopers Hill, and Conham river park are easily accessible. With local shops at nearby Nags Head Hill, and the nearby facilities of Hanham high street, this home blends an ideal mix of a convenient location, yet with greenspace. Bristol 2.8 miles Bath 9.6 miles

just a thought...

If you thought that a home close to town, yet with a feeling of green surrounding space, didn't exist, this is the home for you! Decent proportions, good sized garden, off street parking and a garage and all offered at an extremely competitive price point!