



- Victorian Style Terraced House
- Sought After Location
- Character Features

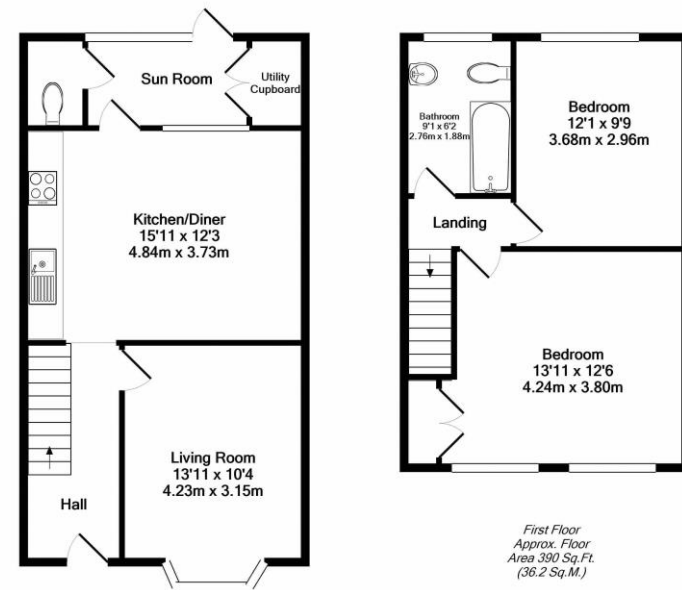
- South Facing Garden
- Kitchen/Diner
- Two Double Bedrooms

Parks are delighted to offer this lovely Victorian terraced house located on a highly sought after residential street in St George just off of the beautiful St George Park. Having one of Bristol's most loved Parks on your door step its not the only great amenity you also have Church Road High Street with its erray of shops and cafes and award-winning bakery, cycle paths and bus routes into the city centre.

This property offers a wonderful light living space with characterful features and a south facing garden there is so much to love about this house. Accommodation comprises, lounge with a bay window, a fabulous kitchen/dining room with wood burning stove, modern fitted units, solid woodwork tops and space for appliances.

Opening out into a very handy lean-to conservatory with cloakroom, plumbing for appliances and central heating boiler.

To the first floor are two double bedrooms and family bathroom. This property further benefits from double glazing, gas central heating and a lovely south facing courtyard garden.



Ground Floor  
Approx. Floor  
Area 482 Sq.Ft.  
(44.8 Sq.M.)

First Floor  
Approx. Floor  
Area 390 Sq.Ft.  
(36.2 Sq.M.)

Total Approx. Floor Area 872 Sq.Ft. (81.0 Sq.M.)

*Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given*  
Made with Metropix ©2022

Please note:

1. The photographs may have been taken using a wide angle lens.
2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular interest to you.
3. We endeavour to make our sales details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.
4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property is still available. This is particularly important if you are contemplating travelling some distance to view the property.
5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.