



- Double Bay Victorian Style Property
- Close to Troopers Hill Nature Reserve
- Three Bedrooms

- Upstairs Shower Room
- Beautiful Living Room
- Dining Room With Doors To Rear Garden

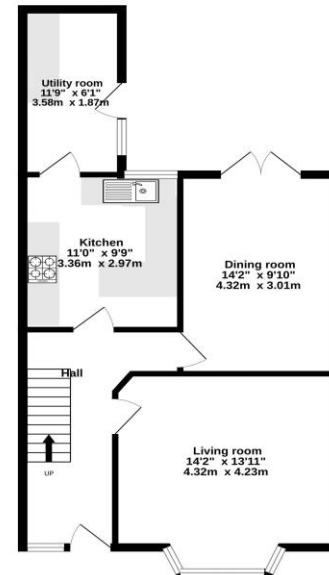
Parks Estate Agents are delighted to welcome you into this wonderful 3 bedroom Victorian home located on one of the most desirable streets in vibrant St George.

This property is just a stone's throw away from the beautiful nature reserve of Troopers Hill with its far fetching views and a short stroll from arguably one of the most beautiful parks in Bristol. A wealth of amenities and attractions are close by, including the independent shops and eateries that Church Road has to offer.

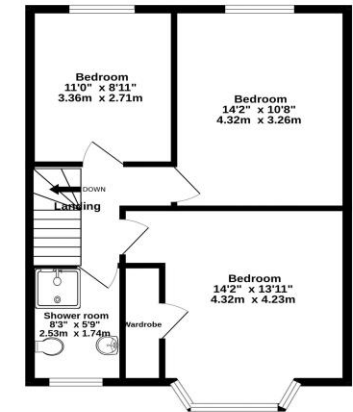
This spacious property consists of a beautiful front reception room with bay window and gorgeous feature fireplace, the perfect place to relax of an evening. Following on through the property you will discover a dining room with doors that lead to the rear garden providing a lovely entertaining space, separate kitchen and a utility space providing plenty of storage.

The rear garden also has side access so it's perfect for those who cycle to be able to store their bikes safely. To the first floor you will find 3 generous bedrooms, a spacious landing area and family shower room.

Ground Floor
603 sq.ft. (56.1 sq.m.) approx.



1st Floor
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 1135 sq.ft. (105.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the above contained floor measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.