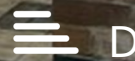




30 Orchard Road

St. George, Bristol, BS5 7HS

Asking price **£310,000**



# 30 Orchard Road



## Description

Situated within walking distance to the picturesque St Georges Park, and the cafes and bars on Church Road is this stone faced three bedroom period terrace on this popular road.

With accommodation briefly comprising inner entrance hall accessing a spacious full width dining room, open-plan lounge to the front and with the kitchen off, rear lobby and bathroom to the ground floor. There are three bedrooms to the first floor. Outside can be found an enclosed paved courtyard with rear pedestrian access.

The property whilst in need of some updating benefits UPVC double glazing, gas central heating from a combination boiler installed in December 2021, external wall insulation installed November 2015 and NO CHAIN.

Ideal for buyers looking to stamp their mark on their new home and ideal for first time buyers come and have a look !!

- THREE BEDROOMS
- POPULAR ROAD
- PEDESTRIAN REAR ACCESS LANE
- EXTERIOR CLADDING TO THE REAR ELEVATIONS
- NO ONWARD CHAIN
- SPACIOUS OPEN-PLAN LOUNGE DINING ROOM
- ENCLOSED COURT YARD GARDEN
- DOUBLE GLAZED AND GAS CENTRAL HEATING
- SOME UPDATING REQUIRED

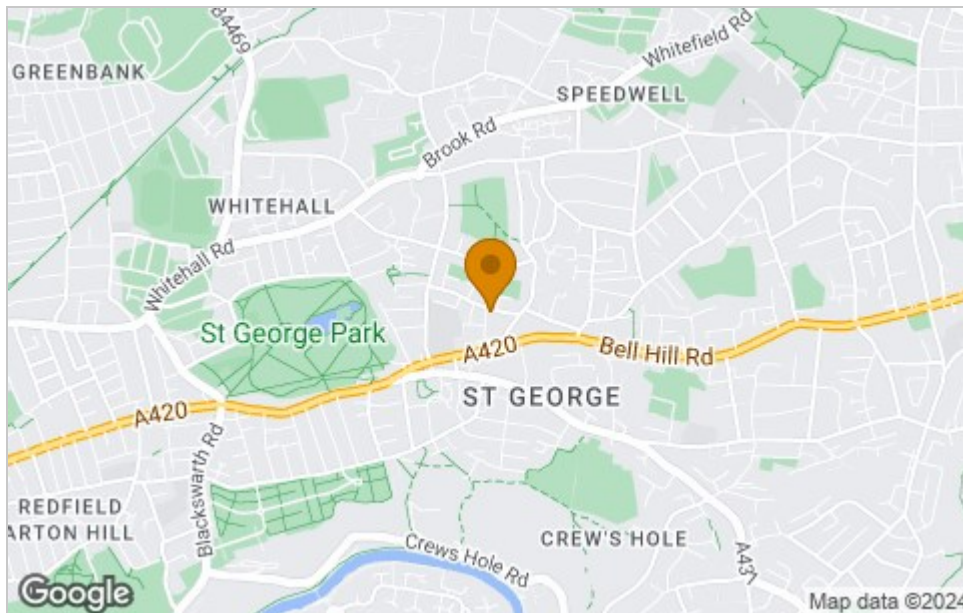




## Floor Plan



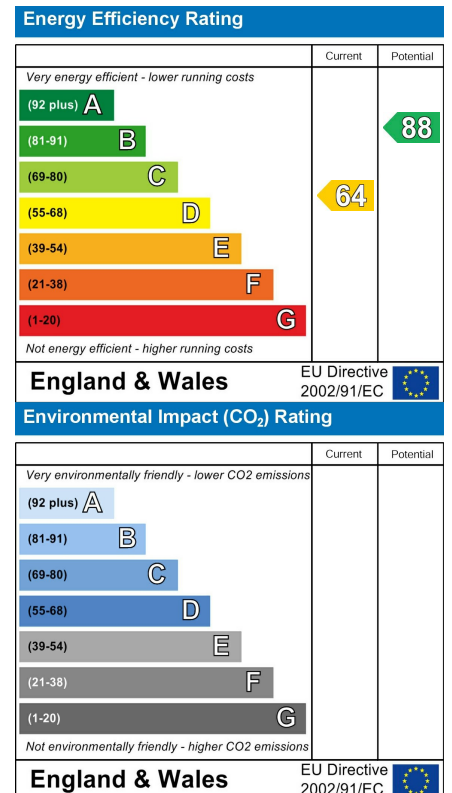
## Area Map



## Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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