



7 Speedwell Avenue

St George, Bristol, BS5 8DN

**Asking price £360,000**



# 7 Speedwell Avenue



## Description

This charming Victorian home can be moved straight into. It has a wealth of retained and enhanced period character including stripped and varnished floorboards, beautiful fireplaces, and a great attention to detail. It has the benefit of a new roof and rear insulation render in recent years, and much, much more inside by the current owners.

Step through the beautiful stained glass front door into a pleasant entrance hallway with period style detailing and enough space under the stairs to store 2-3 bicycles. Leading to a 24 ft approx feature filled lounge / dining room with a charming wood burner for those colder days.

The colourful modern stylish Shaker style kitchen offers great use of storage, with integrated dishwasher and microwave, and a serving hatch to the dining area. To the rear of the ground floor there is an elegant period style WC, utility room with vaulted

- COSY PERIOD HOME
- UPSTAIRS BATHROOM
- SOUTH FACING MATURE GARDEN
- CUL DE SAC LOCATION
- STRIPPED AND VARNISHED FLOORBOARDS
- 2 DOUBLE BEDROOMS
- DOWNSTAIRS WC
- TURN-KEY CONDITION
- RETAINED AND ENHANCED PERIOD CHARACTERS
- OFFERED WITH A COMPLETED / LIMITED CHAIN !

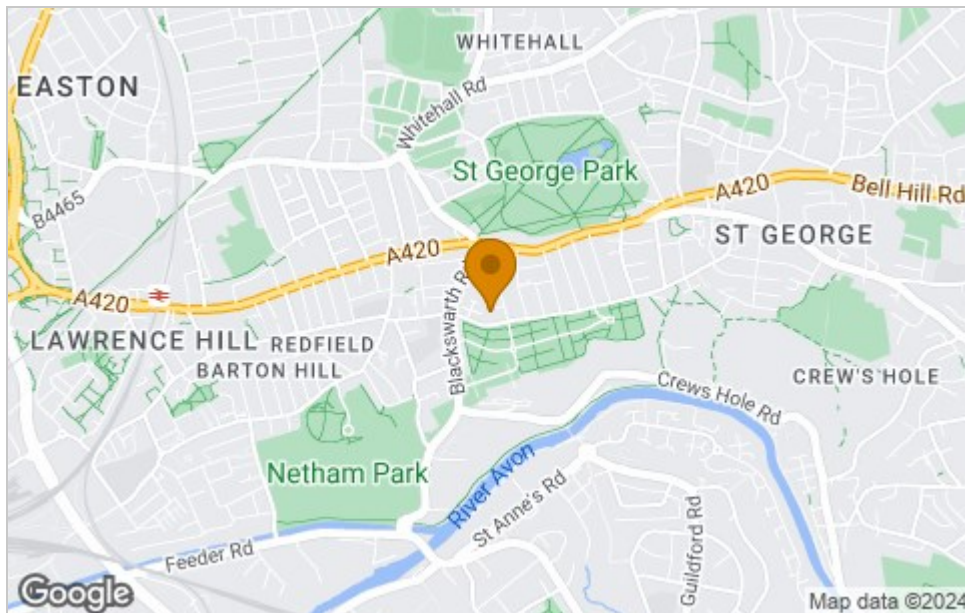




## Floor Plan



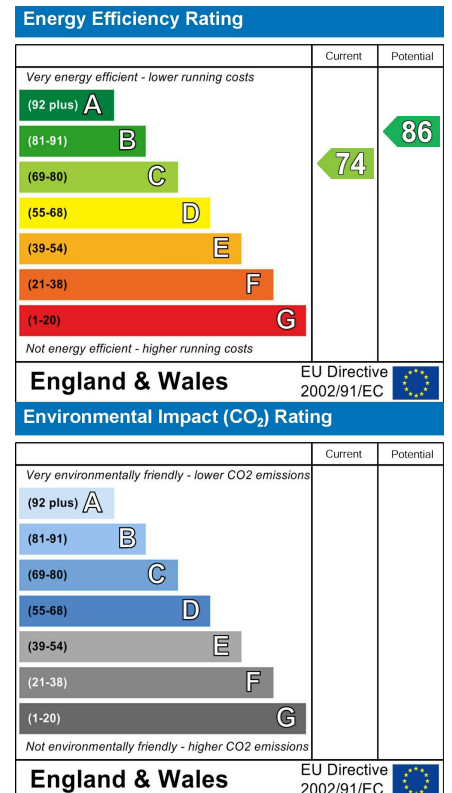
## Area Map



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.