



44 Northcote Road  
St. George, Bristol, BS5 8EW

**Asking price £400,000**



# 44 Northcote Road



## Description

This lovely home is located on Northcote Road in St George, just a short stroll from St George's Park and Redfield's vibrant Church Road. Offering open plan living at its best this home has a spacious living and dining room with access to the garden. There's a stylish fitted kitchen with plenty of cabinets and workspace located just off the main living area.

Upstairs are two double bedrooms and a useful single/study room and the option of building in more storage into the landing space. There's also a larger than average bathroom suite with bath and separate shower!

Outside to the rear is a west facing garden perfect for evening sun and gatherings. Further benefits include an entrance hall with bespoke coat and shoe storage along with gas central heating and double glazing. A fantastic home in a great spot with easy links into the city! Please call to view!

- VICTORIAN TERRACE
- OPEN PLAN LIVING/DINING
- STYLISH KITCHEN
- THREE BEDROOMS
- UPSTAIRS BATHROOM
- WEST FACING GARDEN
- JUST OFF CHURCH ROAD
- CLOSE TO ST. GEORGES PARK

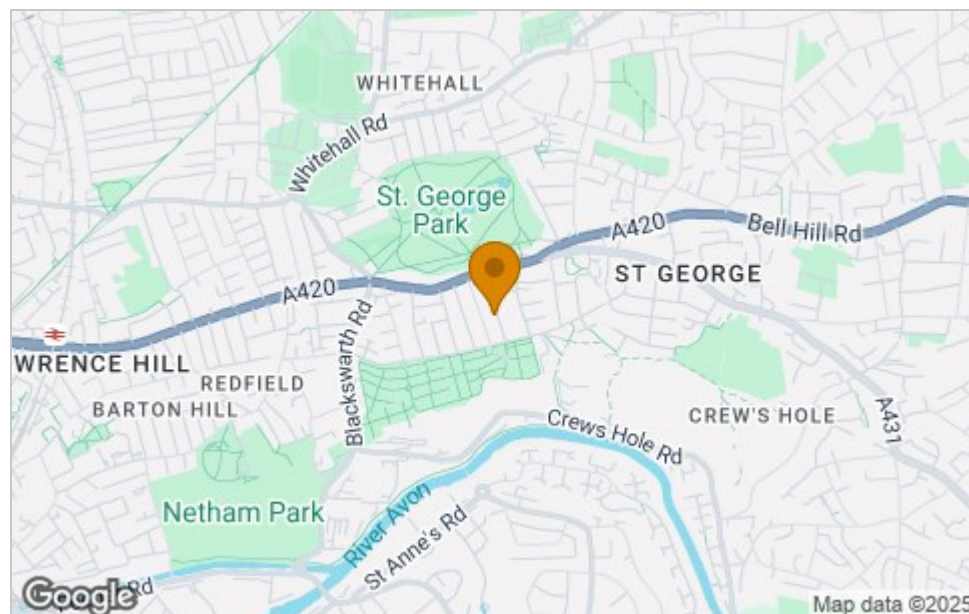




## Floor Plan



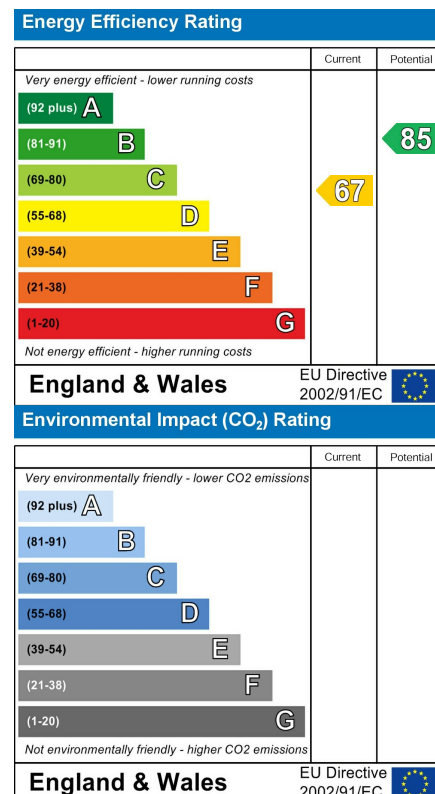
## Area Map



## 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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