







32 Park Crescent

St George, Bristol, BS5 7AY

**Offers in excess of
£400,000**

 3  1  2  D

32 Park Crescent



Description

Park Crescent is one of the most desirable streets in St George where you can wake up to beautiful views over trees and down to the lake every day.

Rare to the market is this Victorian style home offering a spacious living arrangement. From the entrance hallway you enter an open plan bay lounge and full width dining room with two open fireplace recesses and exposed brickwork and a good size kitchen /breakfast room to the ground floor.

Upstairs you'll find three well proportioned double bedrooms (with park views from the bay windows of the master) and a modern bathroom suite with shower.

Outside to the rear is a patio enclosed garden with mature borders.

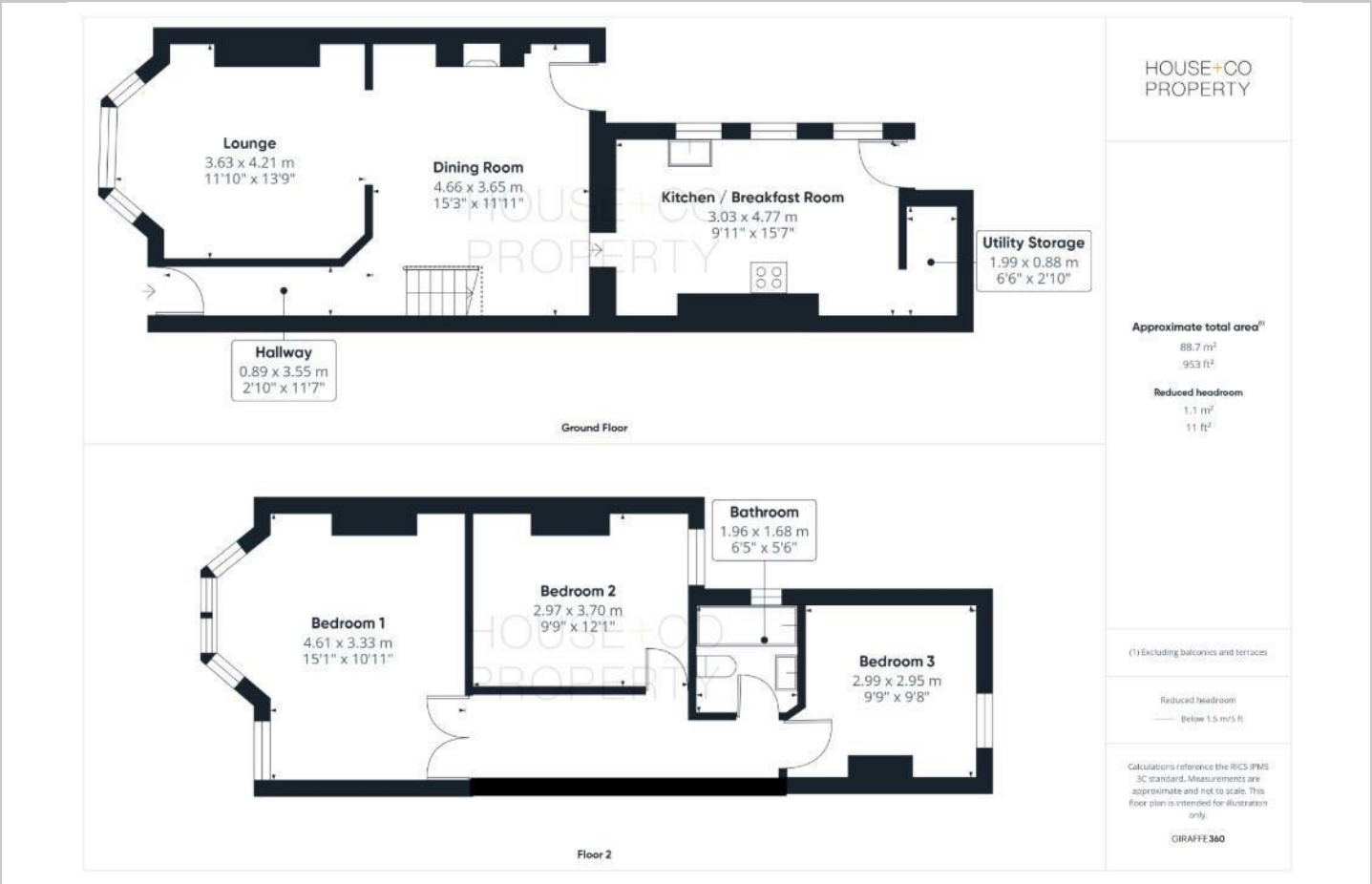
Further benefits include gas central heating from a combination boiler and double

- SET OVERLOOKING ST GEORGES PARK !!
- ENVIABLE POPULAR LOCATION
- KITCHEN / BREAKFAST ROOM
- VIRTUAL TOUR !
- GREAT FOR SOMEONE TO DO WORK AND ADD VALUE
- 3 DOUBLE BEDROOMS
- OPEN PLAN LIVING SPACE / FULL WIDTH DINING ROOM
- DOUBLE GLAZED AND CENTRALLY HEATED
- IN NEED OF SOME REMEDIAL WORKS AND UPDATING
- NO CHAIN !

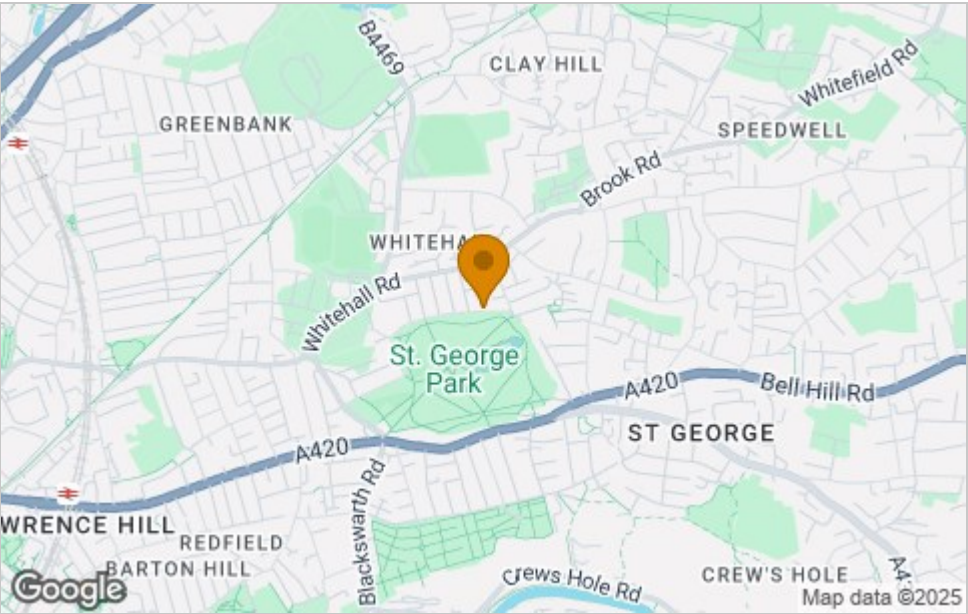




Floor Plan



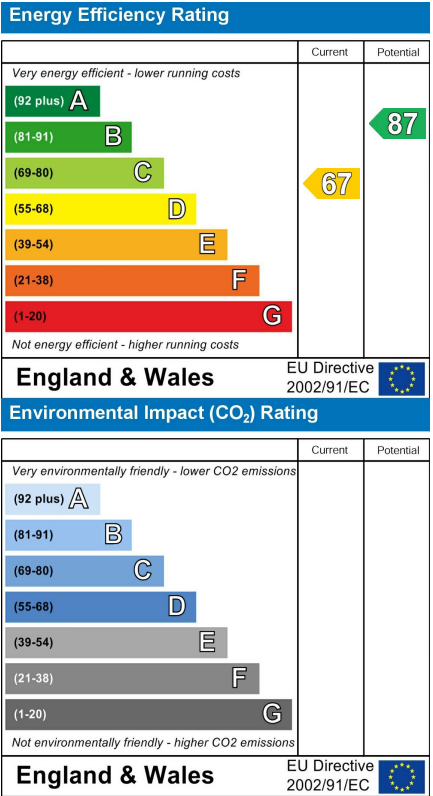
Area Map



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.