



## 3 Raeburn Road, St George, Bristol, BS5 8PS

Offers In Excess Of £395,000

Seldom available and occupying a sought after location is this 1930's style semi detached family home, set in a generous plot. The accommodation comprises of hallway, large lounge diner and fitted kitchen. Upstairs are three good sized bedrooms and bathroom. Outside to the front is an ample sized driveway and to the rear is a large established garden. Offering excellent scope for extending (subject to the usual planning permissions) a prompt viewing is highly recommended. Council Tax Band C, Energy Rating D.

- Sought After Location
- Semi Detached
- Three Bedrooms
- Lounge Diner
- Modern Kitchen
- Ample Parking
- Established Garden
- Modern Bathroom

### Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.



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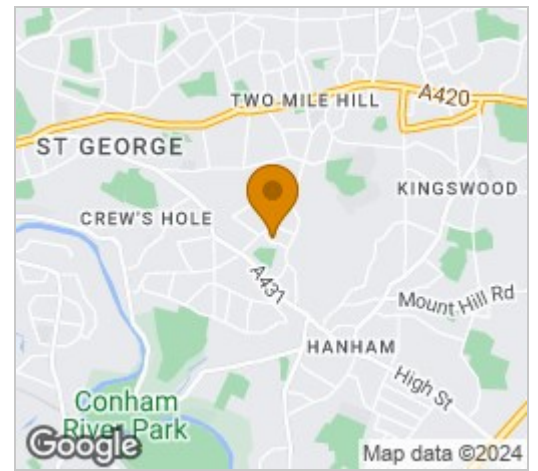


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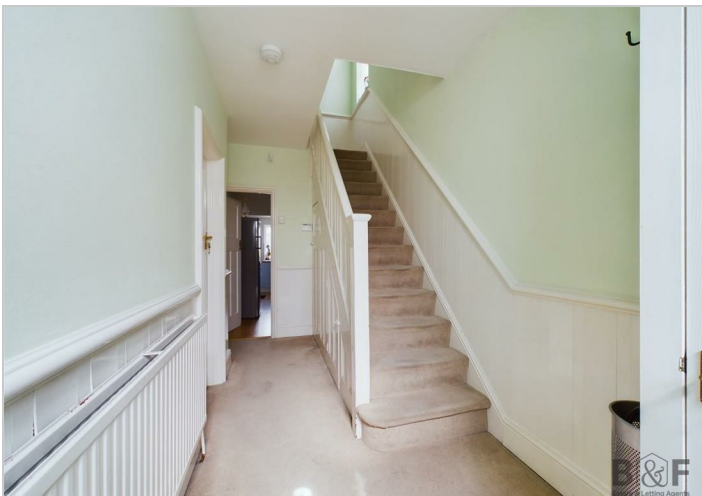
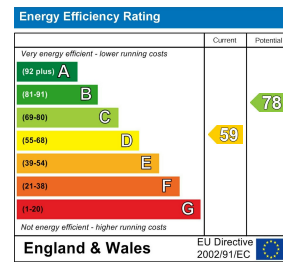
# Floor Plan



# Area Map



# Energy Efficiency Graph



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