



40b Holmes Hill Road, St George, Bristol, BS5 7JS

Asking Price £365,000

Offered with no onward chain is this modern three bedroom modern detached house. The property is redecorated and recarpeted and is simply ready to move in to. This great sized home offers generous and comfortable living accommodation. The property boasts double glazed windows and doors throughout, gas central heating, enclosed gardens and off street parking. The accommodation comprises; lounge, dining area, kitchen, cloakroom, three bedrooms and family bathroom. The property is situated on this popular and convenient road and benefits from front and side gardens, please note there is no conventional rear garden and has wrap around front and side gardens. Energy Rating - C, Council Tax Band C.

- Detached Home
- Three Bedrooms
- Lounge & Dining Area
- Cloakroom
- Front & Side Garden
- D/G & OSP
- No Chain

## 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.



3



1



2



C



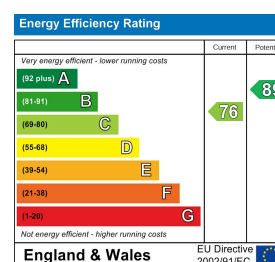
## Floor Plan



## Area Map



### 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.

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