

# Brunt & Fussell



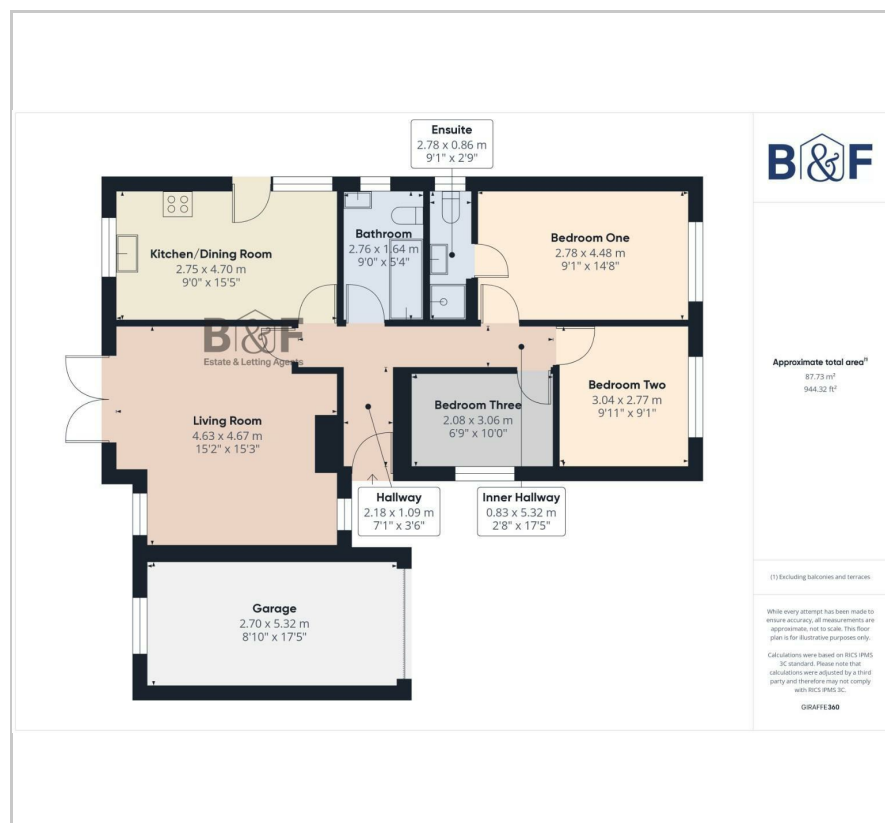
2 Avalon Lane, St George, Bristol, BS5 8LT

£395,000





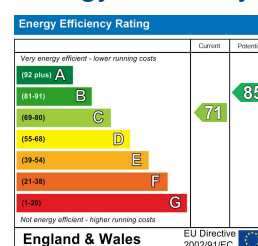
## Floor Plan



## Area Map



## Energy Efficiency Graph

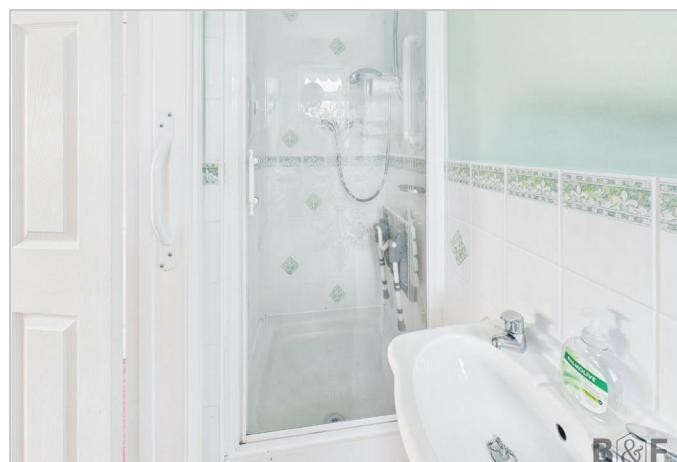


## Viewing

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

- Detached
- Three Bedrooms
- Bathroom
- Kitchen/Dining Room
- Double Glazing
- Quiet Backwater
- Ensuite
- Living Room
- Gas Central Heating
- Must Be Viewed

**OFFERED WITH NO CHAIN.** We are delighted to be able to offer for sale this fine detached bungalow that was built around 2000. The property offers deceptively spacious and extremely versatile living accommodation comprising spacious hallway, living room, kitchen/dining room, three bedrooms (master with ensuite) and bathroom. There are lovely mature private wrap round gardens, offering further potential to extend (subject to planning permission) or build home office/gym, garaging or create further parking. Albeit there is ample off street parking via five bar gate. There is a large garage with electric door. The garage was built so it can easily be converted into further living accommodation. The property benefits from gas central heating, uPVC double glazing and modern kitchen and bathroom facilities. Situated in this quiet backwater, yet with in walking distance to all the amenities of Hanham and Dundridge playing fields. There is good access to the Avon ring road with links to Bristol and Bath and the motorway network. Longwell Green Gallagher Retail Park is just a short drive away. In our opinion this delightful property will suit a young family, and those who are looking towards their retirement property. Only after an internal viewing can you appreciate the size and versatility of this home. Early viewing highly recommended. Energy Rating C. Council Tax C.



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