



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

14 Bethel Road, St George, Bristol, BS5 7NN

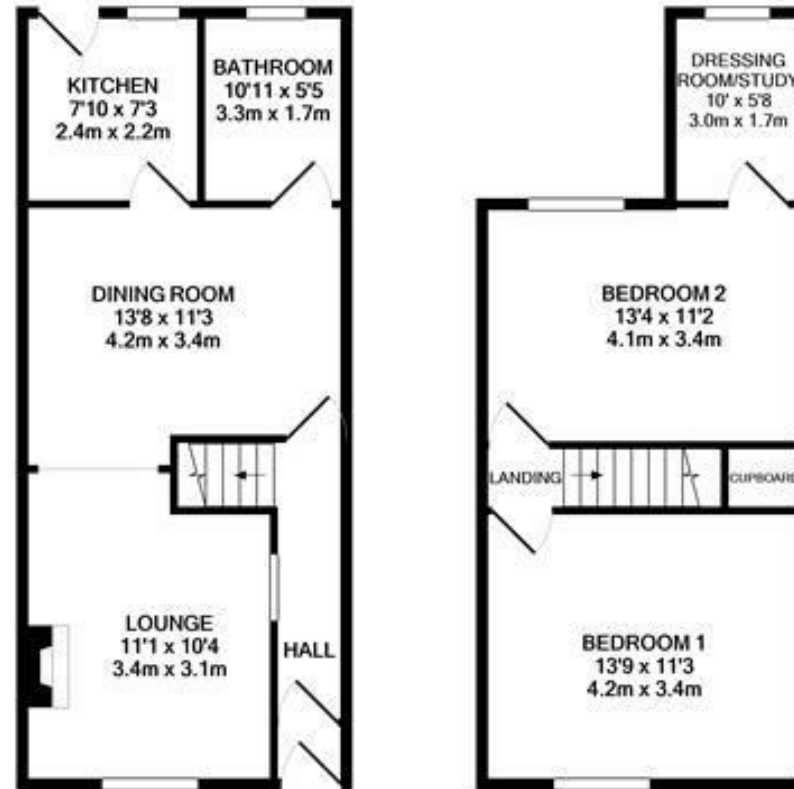
14 Bethel Road, St George, Bristol, BS5 7NN

£325,000

**\*\*GREEN WALKS & PARKS NEARBY!!\*\*** And...Take a look at the generous garden! This stone fronted period home is in prime location between Troopers Hill & St George Park and yet also boasting Hanham & St George eateries and bus links close by. Internally all in lovely condition and offering open plan central dining room with lounge to front and new kitchen (with under floor heating) and bathroom to rear. Upstairs are two bright large double bedrooms with a surprise additional dressing room/home office that could potentially be an en-suite if required. The road is one way making on street parking easy. Popular BS5 spot. Get in touch for an internal inspection. This home is CHAIN FREE!

- CHAIN FREE
- Stone fronted period terrace
- Troopers Hill Walks on the Doorstep
- St George Park just a walk away
- In Between Hanham & Church Road Amenities
- Two Large Double Bedrooms
- Dressing Room/Home Office (see floor plan)
- Recent Kitchen with Underfloor Heating
- Large New Bathroom
- Long Garden with Patio & Lawn

Hunters Easton 72 St Marks Road, Easton, BS5 6JH | 0117 9522 939  
easton@hunters.com | www.hunters.com



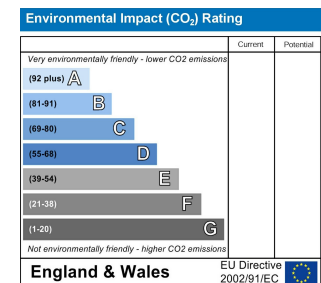
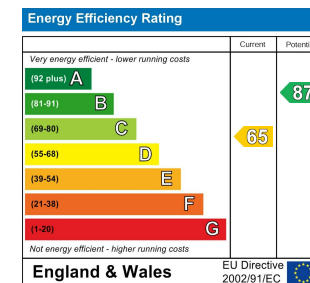
GROUND FLOOR  
APPROX. FLOOR  
AREA 423 SQ.FT.  
(39.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 362 SQ.FT.  
(33.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 784 SQ.FT. (72.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2020





**FRONT DOOR**

uPVC door opening into...

**HALLWAY**

entrance hall with wall mounted meters, radiator, obscure window borrowing light from the lounge, stairs to the left leading to first floor, period archway and doorway into

**DINING ROOM**

13'8" x 11'3"  
Ample space for lounge and dining furniture, shelving to the alcoves, radiator, doors to bathroom and kitchen and under stairs walk way with storage cupboard leading to..

**LOUNGE**

11'1" x 10'4"  
Double glazed window to front, radiator, fireplace

**KITCHEN**

7'10" x 7'3"  
Underfloor heating! Wall and base units with solid wood work surface over, sink and drainer, hand picked patterned tiled splash backs, wood pan shelves, fitted oven and gas hob with extractor fan over, space for washing machine and slimline dishwasher (appliances can be negotiated to stay if required), double glazed window and door to rear garden

**BATHROOM**

10'11" x 5'5"  
Newly fitted quality white suite comprising wc, wash hand basin with vanity unit beneath, bath with shower over and glass shower screen, brushed gold finish to taps and shower fittings, fully tiled with colourful floor tiles, towel radiator, obscure glazed window to rear

**STAIRS**

Leading to first floor landing with doors to...

**BEDROOM ONE**

13'9" x 11'3"  
Double glazed window to front, radiator, built in cupboard that give access to the loft via the hatch. The loft is partially boarded for storage around the entrance and insulated

**BEDROOM TWO**

13'4" x 11'2"  
Double glazed window to rear, radiator, door to..

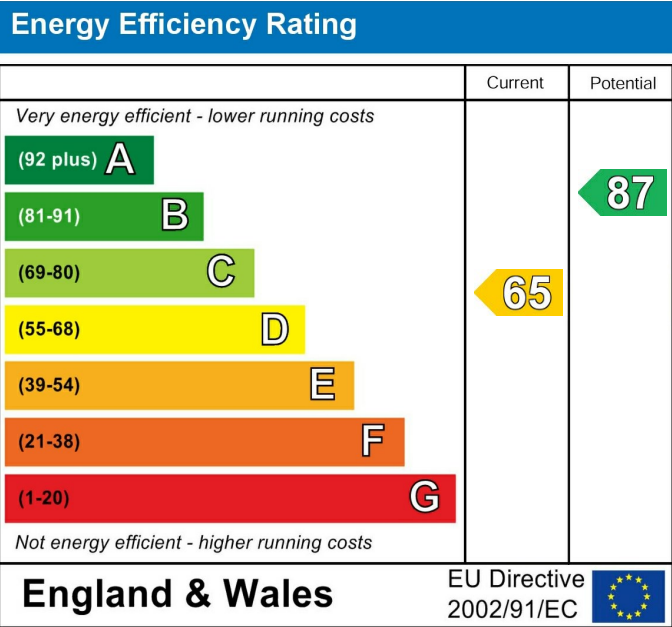
**DRESSING ROOM/STUDY**

10' x 5'8"  
Double glazed window to rear, radiator

**GARDENS**

Front provides a wide stone area ideal for plants and bin store

Rear provides patio, stone bbq, lawn, flower beds, enclosed by fencing



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

















