



HUNTERS[®]
HERE TO GET *you* THERE

181 Hillside Road, St George, Bristol, BS5 7PP

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£350,000

****LOOK AT THE GARDEN & PARKING!!**** This location is so popular! Sitting on the same road as a good primary school between Hanham, St George & Kingswood High Streets and within walking distance of St George Park & Magpie Bottom Nature Reserve! The large paved driveway leads to a garage and huge South Facing Garden! Internally you won't be disappointed with the space and natural light that flows through the lounge diner and the double bedrooms. This CHAIN FREE home has been so well maintained and is now ready for a new owner to put their stamp on it which will no doubt add value in this area. Please make contact to have a look inside.

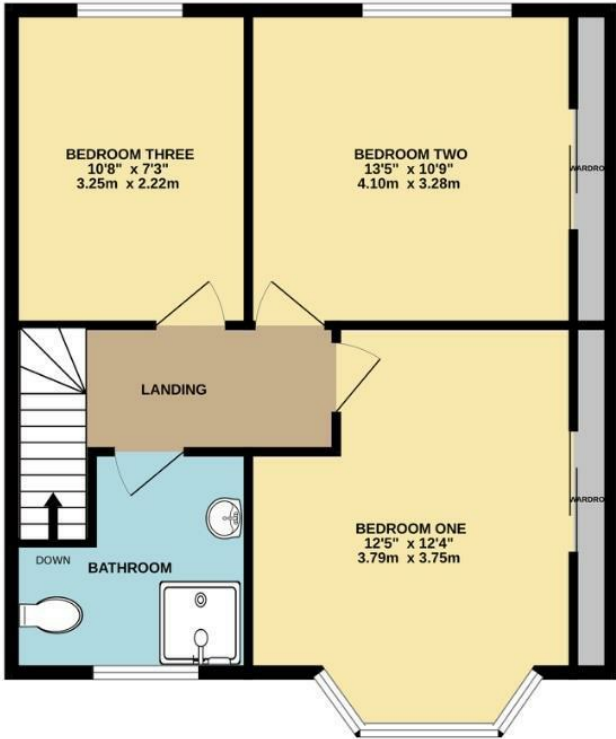
- Chain Free
- Good Condition
- Potential to Improve & Add Value
- Popular Road
- Paved Large Driveway & Garage
- Bright Lounge Diner
- Large South Facing Garden
- Walking Distance to Shops & Parks
- Nature Reserve & Green Walks Close By
- Three Generous Bedrooms

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GROUND FLOOR



1ST FLOOR



3 BED SEMI

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

FRONT DOOR

Sliding door to porch with wood door into

ENTRANCE HALL

Generous entrance hall with space for furnitures, stairs to the left leading to first floor, doors to...

LOUNGE

12'7" x 10'9"

Double glazed bay window to front, radiator, archway into

DINING ROOM

14'0" x 11'2"

Sliding patio doors to rear garden, radiator, fireplace

KITCHEN

14'1" x 6'2"

Gloss cream wall and base units with work surface over, sink and drainer, fitted oven and hob, slimline dishwasher and fridge freezer included, space for under counter washing machine, window to rear, doorway into lobby with door to side leading to gardens, under stairs storage cupboard

STAIRS

Leading to first floor landing with loft access and doors to

SHOWER ROOM

8'3" x 7'2"

Wet room with shower, wc, wash hand basin, towel radiator and window to front

BEDROOM ONE

12'6" x 10'8"

Window to front, radiator, fitted wardrobes

BEDROOM TWO

12'0" x 10'7"

Window to rear, fitted wardrobes, radiator

BEDROOM THREE

10'8" x 7'2"

Window to rear, fitted furniture, radiator

GARAGE

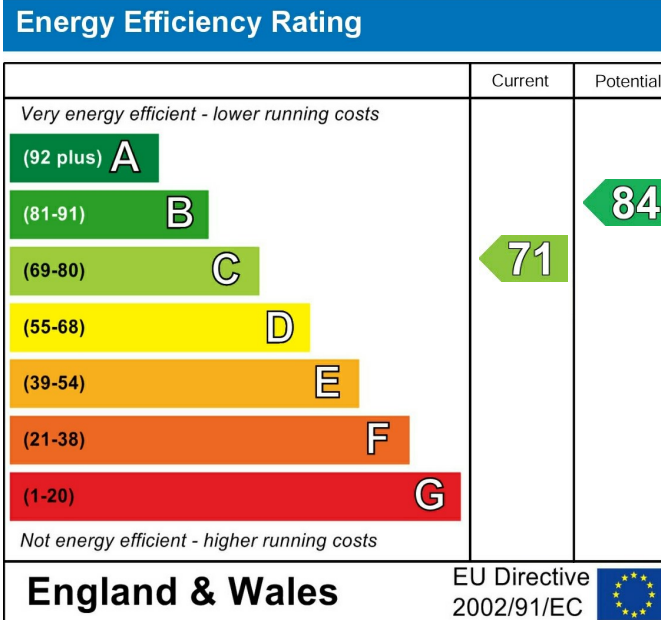
Single garage with up and over door

GARDEN

Large garden with raised decked seating area, path, flower beds, storage shed, enclosed by fencing, paved access to

PARKING

Paved driveway to front for 2-3 cars



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.









