



HUNTERS[®]
HERE TO GET *you* THERE

8 Salisbury Street, St George, Bristol, BS5 8EE

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£375,000

****BEAUTIFULLY REFURBISHED & READY TO MOVE IN**** Just Steps from St George Park, excellent eateries on Church Road and easy access to Central Bristol!

This vibrant and deceptively spacious three-bedroom terrace has been tastefully refurbished throughout, offering the perfect blend of modern style and period charm. Located directly opposite the much-loved St George Park, you'll enjoy green open space right on your doorstep.

Step inside to a stylish open-plan layout on the ground floor, featuring two inviting reception rooms with stunning engineered oak flooring that flows seamlessly into a brand-new kitchen—perfect for entertaining or relaxing with family. The contemporary bathroom has also been thoughtfully upgraded, and leads out to a sunny, low-maintenance rear garden, ideal for enjoying those warmer days without the hassle.

Upstairs, you'll find three bright and spacious double bedrooms, all bathed in natural light and complete with wood flooring and a charming characterful finish, subtly paired with a modern twist that feels both warm and stylish.

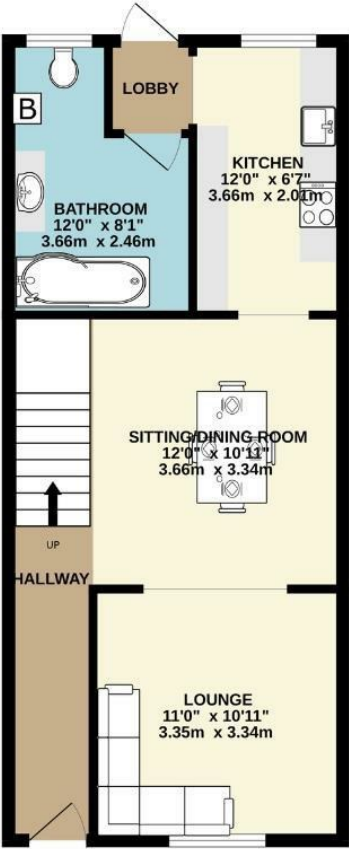
This home is truly turn-key ready—just bring your furniture! Don't miss out on this rare find in such a popular location.

- Colourful Terrace - 95 Square Metres
- Newly Refurbished
- Three Double Bedrooms
- Engineered Oak Flooring
- Deceptively Spacious
- Vaillant Combination Boiler - EPC D
- Low Maintenance Sunny Garden
- Brand New Kitchen
- Popular Location
- St George Park Across The Road!

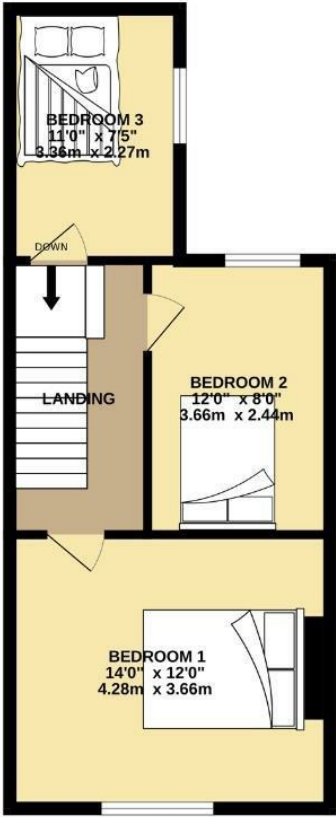
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GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



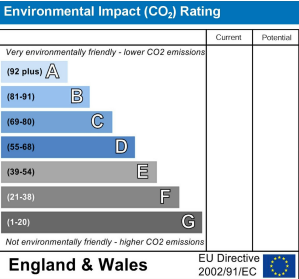
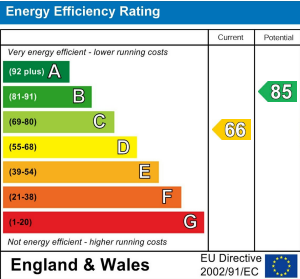
1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



3 BED MID TERRACE

TOTAL FLOOR AREA: 927 sq.ft. (86.1 sq.m.) approx.

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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FRONT DOOR

Newly painted outside, bin, bike and plant space behind the wall, new tiled pathway to uPVC door opening into

ENTRANCE HALL

Engineered oak flooring flowing into reception rooms, wall mounted meters, radiator, dado rail, Victorian archway leading into

DINING ROOM

10'11" x 12'0"
Large central open plan sitting/dining room with under stairs storage space with hooks for coats (space for bikes), stairs to first floor, radiator, archway to kitchen and large opening into

LOUNGE

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

KITCHEN

12'0" x 6'0"
Brand new blue wall and base units with work surface over, tiled splash backs, sink, new fitted oven and electric hob with extractor fan over, space for washing machine and fridge freezer, new quality tiled flooring, double glazed window to rear, step up and opening into

LOBBY

With door to rear garden, radiator, tiled flooring, door into

BATHROOM

11'1" x 6'10" max
Part tiled, three piece white suite comprising wc, wash hand basin with vanity unit beneath, bath with mains shower over, wall mounted Vaillant combination boiler for heating, radiator, newly decorated throughout, new quality tiled flooring, obscure glazed window to rear

STAIRS

Exposed wood stair case with carpet runner, leading to first floor landing with wood floorboards, leading to

BEDROOM ONE

14'0" x 12'0"
Large double room, original wood flooring, double glazed window to front, radiator

BEDROOM TWO

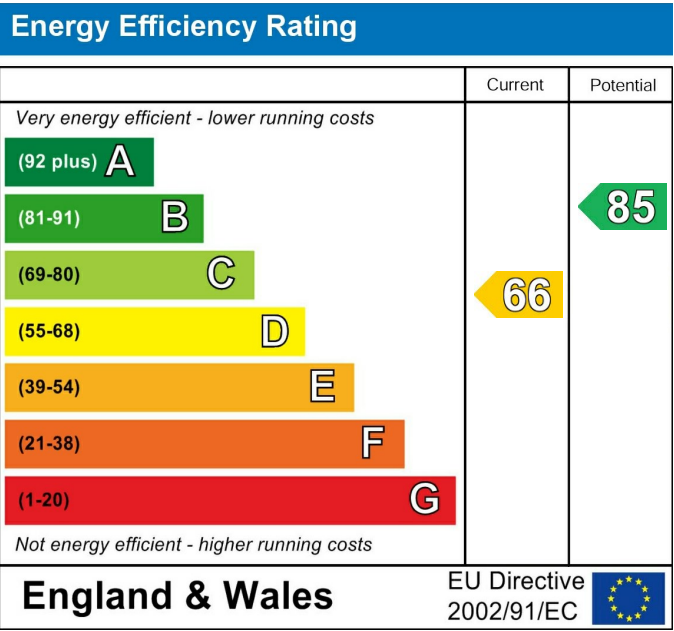
12'0" x 8'0"
Double bedroom, radiator, new soft quality carpet, double glazed window to rear

BEDROOM THREE

10'11" x 6'0"
Small double bedroom, new wood effect laminate flooring, radiator, double glazed window to side

GARDEN

Hard standing, wood/bin store to side, steps up to higher level with patio stone, bbq stand and flower beds



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.



