



8 Salisbury Street, St George, Bristol BS5 8EE

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

£375,000

HUNTERS®
HERE TO GET *you* THERE

****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.

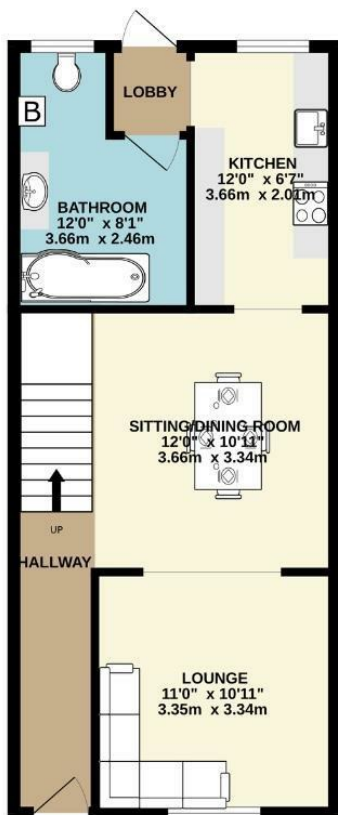
Upstairs, you'll find three bright and spacious double bedrooms, all bathed in natural light and complete with wood flooring and a charming characterful finish, subtly paired with a modern twist that feels both warm and stylish.

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

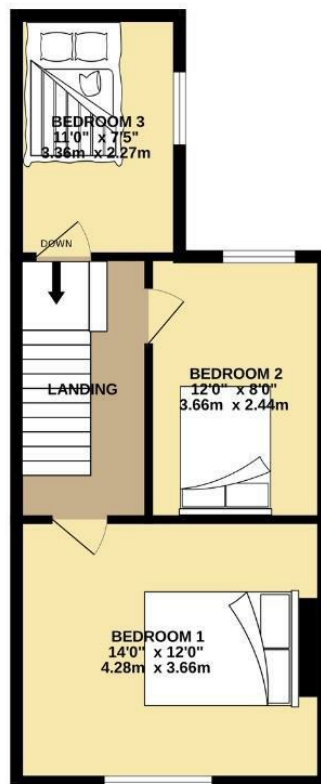




GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



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.
Made with Metropix (2020)

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

THINKING OF SELLING? 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

Viewing

Please contact our Hunters Easton Office on 0117 9522 939 if you wish to arrange a viewing appointment for this property or require further information.



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