



Connells

St. Annes Close
St. George Bristol



Property Description

This is a well presented home in the enviable position just below Troopers Hill Nature Reserve. It is within walking distance of St Annes Village centre which has a local supermarket, pharmacy, doctor's surgery, cafés and takeaways. Located in this sought after spot allows instant access to the Avon River path and is just down the road from Conham River Park, offering scenic walks to Bath.

Arranged over two floors, the well-proportioned property comprises of a porch which leads in to a bright and airy open plan living/ dining room. French doors at the rear of the property open up to the enclosed garden with newly laid artificial lawn, providing a fantastic space for entertaining. There is a modern fitted kitchen with access to the back garden. The garage has been converted to a great additional space, currently used as a home office/ gym, tucked away from the rest of the living area. On the first floor are three generous double rooms, one with en-suite and a modern family bathroom.

This property further benefits from off street parking for two cars, recently fitted double glazing and gas central heating.

Viewings are strongly recommended to appreciate the size and location of the property.

Entrance Hallway

Radiator, UPVC double glazed door to vestibule.

Living Room

16' 8" x 11' (5.08m x 3.35m)

UPVC double glazed window to front, radiator, feature fire surround with gas inset, stairs to first floor landing and arch to dining room.

Dining Room

8' 11" x 8' 7" (2.72m x 2.62m)

UPVC french style doors to rear garden and radiator.

Reception Room Three

11' 5" x 7' 6" (3.48m x 2.29m)

UPVC double glazed window to front, radiator, door to vestibule area and storage cupboard.

Kitchen

10' 2" x 9' 7" (3.10m x 2.92m)

Range of wall and base units with rolled-edge worktops, UPVC double glazed door to rear, UPVC double glazed window to rear, plumbing for washing machine, plumbing for dishwasher, radiator and half-tiled walls.

Landing

Loft access.

Bedroom One

12' 4" x 11' 5" (3.76m x 3.48m)

UPVC double glazed windows to rear, built-in wardrobes and radiator.

Ensuite

Walk-in shower unit, obscured double glazed window to rear aspect, low level WC, wall-mounted wash hand basin and extractor fan.

Bedroom Two

10' 1" x 10' (3.07m x 3.05m)

UPVC double glazed window to front aspect and built-in wardrobe with mirrored door.

Bedroom Three

10' x 9' (3.05m x 2.74m)

UPVC double glazed window to front and radiator.

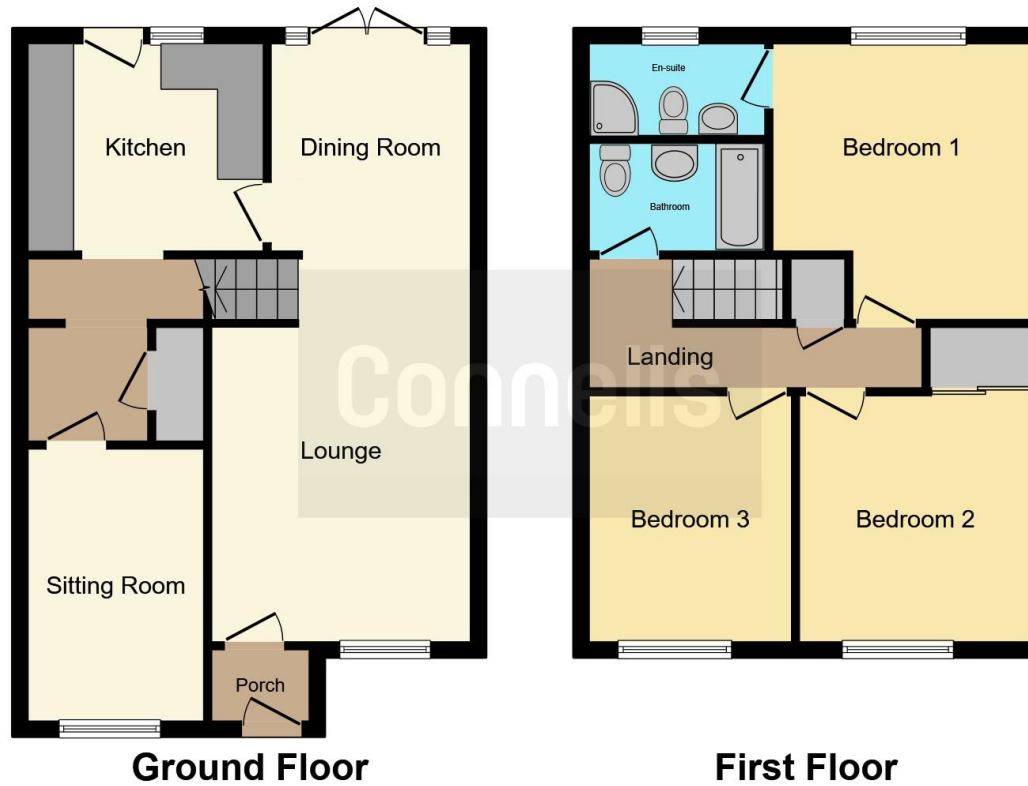
Bathroom

Pedestal wash hand basin, low level WC, panelled bath with mixer tap and shower attachment, half-tiled walls and radiator.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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