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The important bit!


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GROUND FLOOR

1ST FLOOR

2ND FLOOR



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3 Greendown, St George, Bristol, BS5 8BS

£450,000





Council Tax Band: B | Property Tenure: Freehold

Situated in the charming area of Greendown, Bristol, this delightful terraced house offers a perfect blend of comfort and style. Built in the 1960s, this property has been thoughtfully designed over three floors, providing ample space for families or those seeking a bit more room to breathe. As you enter, you are greeted by two inviting reception rooms, each uniquely decorated to create a warm and welcoming atmosphere. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room, a vibrant play area, or a sophisticated dining space for entertaining guests. The property boasts three well-proportioned bedrooms, ideal for restful nights and personal retreats. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this home is the stunning 100ft rear garden, beautifully landscaped over three levels. This outdoor oasis provides a perfect setting for relaxation, gardening, or hosting summer barbecues, all while enjoying the picturesque views that the property offers. Parking is a breeze with space for up to three vehicles, a rare find in such a desirable location. With easy access to the city, you can enjoy all the amenities and entertainment options Bristol has to offer. Yet, just a leisurely stroll away, you'll find yourself surrounded by the tranquility of Troopers Hill Nature Reserve and Conham River Park, perfect for those who appreciate the great outdoors. This terraced home in Greendown is not just a place to live; it is a sanctuary that combines modern living with the charm of a well-established neighbourhood. With its unique décor, spacious layout, and beautiful outdoor space, this property is sure to capture the hearts of many. Don't miss the opportunity to make this lovely house your new home.



**Hallway**  
11'9" x 6'00" (3.58m x 1.83m)  
Obscure UPVC double glazed door and window, stairs to first floor, radiator, ceiling light.

**Utility Room / WC**  
4'2" x 6'00" (1.27m x 1.83m)  
W.C, wash hand basin, plumbing for washing machine and space for tumble dryer, built in storage, wall light, tile flooring.

**Lounge**  
13'11" max x 16'10" max (4.24m max x 5.13m max)  
Stairs to the ground floor, second stairwell to second floor landing, double glazed window to front, wood flooring, ceiling light, radiator.

**Kitchen/Diner**  
9'1" x 16'10" (2.77m x 5.13m)  
Obscure double glazed door and window to rear, kitchen consists of sink with mixer taps over, matching wall and base units with worktops over, extractor hood, built in dishwasher, wood flooring, ceiling light, radiator, space for the following appliances:- Rangemaster gas oven and fridge/freezer.

**Conservatory**  
8'6" x 9'4" (2.59m x 2.84m)  
Double doors to rear, vaulted ceiling with two roof windows, glass windows to one side, wood flooring.

**Second Floor Landing**  
8'6" x 6'5" max (2.59m x 1.96m max)  
Stairs down to first floor, built in bookshelves upstairs, ceiling light, loft access.

**Bedroom 1**  
11'2" x 10'1" (3.40m x 3.07m)  
Double glazed window to rear, built in wardrobes and storage over bed, ceiling light.

**Bedroom 2**  
11'10" max x 9'7" max (3.61m max x 2.92m max)  
Double glazed window to front, storage cupboard housing gas combi boiler, radiator, ceiling light.

**Bedroom 3**  
7'10" x 6'10" (2.39m x 2.08m)  
Double glazed window to front, wood flooring, electric radiator, ceiling light.

**Bathroom**  
6'2" x 5'11" (1.88m x 1.80m)  
Obscure double glazed window to rear, corner bath with shower above, wash hand basin, W.C, radiator, tile effect flooring, ceiling light, tile splashbacks.

**Front/Driveway**  
Brick driveway to front with parking for 2 cars, access to garage, outside light.

**Rear Garden**  
Landscaped garden over three levels, the garden stretches to over 100 ft in total, the ground level consists of patio with planters, outside water tap, light, fencing and walls surrounding, steps leading up to second level with patio, trees and shrubbery areas, fencing and walls enclosing, further steps up to the third level which is mostly laid to lawn, with a pond, trees and shrubbery areas, potting shed, outbuilding/workshop at top of garden with patio to front.

**Integral Garage**  
16'9" x 10'4" (5.11m x 3.15m)  
Double doors into garage, power and lighting, cupboards housing fuse box and meters.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	80
England & Wales		
EU Directive 2002/91/EC		

