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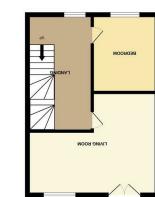
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We have carefully propriant and however, these details and anything we've said about the property, are not part of an offer of contract, and we can't property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are guide to room layout and design. Items shown in protographs are NOT included in the sale unless specifically mentioned, however they may be available by stated they are offered on an 'as seen' basis. We recommend you remy curving eters, so unless stated they are offered on an 'as seen' basis. We prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to in the radie and the proched off disconnected/drained their ability to fund the proched or an identifications. Internating procepty or make a formal offer, wou need to come through us for all negotiations. Internating the purchase and identifications. Internating the purchase and identifications.

SND FLOOR

1ST FLOOR



GROUND FLOOR

Aade with Metropix ©2025

the sale.

# 22 St. Georges Avenue, St. George, Bristol, BS5 8DD £1,500 PCM







#### Council Tax Band: D | Property Tenure:

3 BEDROOM TOWN HOUSE, GARAGE & PARKING !! in the popular area of Crews Hole, St George which backs on to the River Avon, offers tranquil setting with RIVER VIEWS.

The property comprises; entrance hallway with cloakroom. dining room to the front of the property and kitchen with fitted appliances and breakfast bar to the rear. On the first floor is the lounge with Juliette balcony with stunning river views, as well as the first double bedroom. On the top floor are two further double bedrooms and family bathroom.

Further benefits : Double glazing, GCH, garage and driveway parking for one/two cars. Offered unfurnished and available NOW!!! Not suitable for pets, sharers, students or smokers!!.

Council Tax Band: D Holding Deposit 1 week : £346.15 Dilapidations Deposit 5 weeks : £1730.77 Variation of Contract fee : £50 AWARD WINNING AGENT



#### Hallway

11'8" max x 7'10 (3.56m max x 2.39m)

#### WC

6'5" x 3'10" (1.96m x 1.17m) includes WC and wash hand basin

#### **Dining Room**

11'8" x 7'10" (3.56m x 2.39m)

### Kitchen / Breakfast Room

15'7" x 10'09" (4.75m x 3.28m) comprising of electric double oven, gas hob, integrated fridge, integrated freezer, integrated dishwasher and space / plumbing for a washing machine

**Bedroom Three** 9'4" x 7'10" (2.84m x 2.39m)

## **Bedroom Two**

15'7 x 7'5" (4.75m x 2.26m) built in cupboard

#### **Bedroom One**

15'7 x 8'7 (4.75m x 2.62m) Comprising of built in wardrobes, chest of drawers and 2 x bedside cabinets

### Bathroom

7'9 x 5'5 (2.36m x 1.65m) Comprising WC, wash hand basin and bath with shower over

#### Garden

**Decked with River Views** 



#### Lounge 15'7 x 12'4 (4.75m x 3.76m) Juliet balcony

**Garage & Parking** 17'03 x 8'03 (5.26m x 2.51m) Parking for one / two cars

