

# 46 Bellevue Road

, St George, BS5 7PG

## Offers In Excess Of £300,000









Offered For Sale With No Onward Chain \*\*\* Terrace Family Home\*\*\* With Accommodation Comprising Entrance Hallway With Stairs To The First Floor Accommodation, Lounge, L Shaped Kitchen Dining Room, Three Bedrooms And Bathroom On The First Floor, Benefits From A Gas Central Heating System And Double Glazing, Garden To Rear, Call For Further Details, EPC Rating C



#### **Entrance Hallway**

Entrance door leading to the porch with further door leading to the hallway, stairs to the first floor accommodation with open under stairs recess, radiator.

#### Lounge 14'4" x 12'10" (4.37 x 3.91)

Bay window overlooking the front, laminate flooring, radiator.

#### Dining Area 11'10" x 11'11" (3.60 x 3.63)

Double glazed doors giving access to the rear garden, tiled fire place, radiator.

#### Kitchen Area 6'10" x 8'7" (2.09 x 2.61)

Double glazed window overlooking the rear, one and a half bowl single drainer sink unit with tiled splash backs, selection of wall and base units with work surfaces over, five ring gas hob, oven and extractor hood.

#### Landing

Access to the loft space.

#### Bedroom 1 10'11" x 12'0" (3.32 x 3.65)

Window overlooking the front, radiator.

#### Bedroom 2 11'11" x 12'4" (3.64 x 3.77)

Window overlooking the rear, radiator, Worcester boiler which supplies the gas central heating system and domestic hot water, fitted drawers.

#### Bedroom 3 8'0" x 8'1" (2.43 x 2.47)

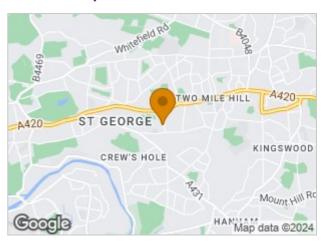
Window overlooking the front, radiator.

#### Bathroom 6'5" x 5'11" (1.96 x 1.80)

Obscure window to the rear, bath with shower screen and shower over, tiled splash backs, WC, wash hand basin, towel rail radiator.

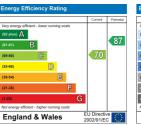
#### **Gardens**

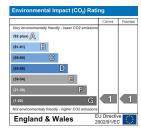
#### Area Map



#### Floor Plans

### **Energy Efficiency Graph**





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