



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)

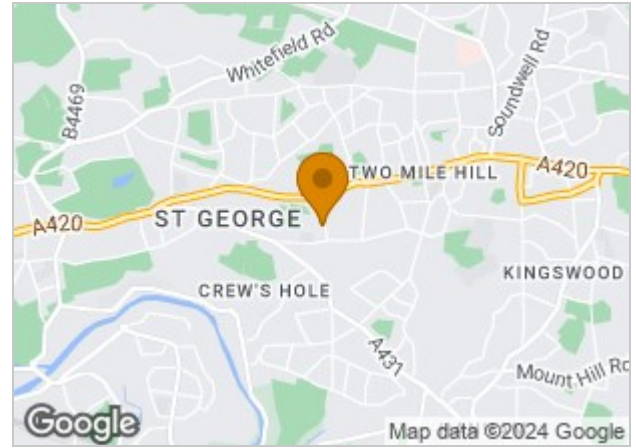
Window overlooking the front, radiator.

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

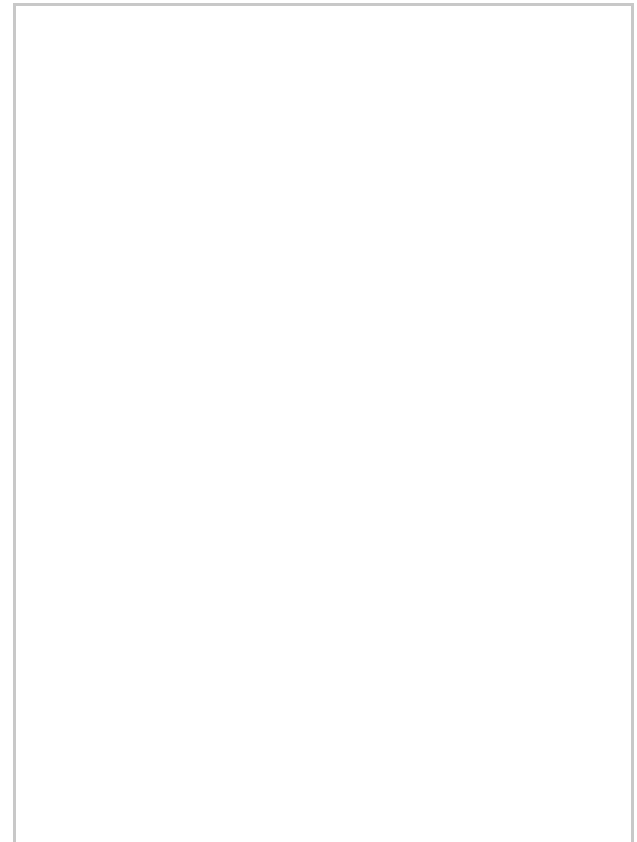
Obscure window to the rear, bath with shower screen and shower over, tiled splash backs, WC, wash hand basin, towel rail radiator.

Gardens

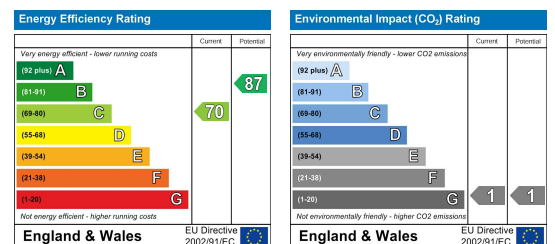
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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