



53B Bell Hill Road

St George, Bristol, BS5 7LT

Offers Over £200,000



Delighted To Offer This Ground Floor Flat With Own Private Garden, Sold With No Onward Chain, Accommodation Comprising Entrance Hallway With Useful Under Stairs Cupboard, Kitchen Dining Area Which In Turn Leads To The Lounge Area, Double Bedroom and Shower Room, Benefits From A Gas Central Heating System And Double Glazing, Call For Further Details. Please Note The Seller Owns The Upstairs So A New Lease Will Be Set Up With 999 yr Term



Communal entrance hallway

Communal entrance hall with further door to:

Hallway

Radiator, useful under storage cupboard.

Kitchen Dining Area 14'2" x 10'9" (4.33m x 3.28m)

Single drainer stainless steel sink unit with tiled splash backs, selection of wall and base units with work surfaces over, four ring electric hob, oven and extractor hood, space for a washing machine, opening to:

Lounge Area 14'2" x 8'7" (4.33m x 2.63m)

Double glazed doors leading to the rear garden, radiator, power points, Velux feature window.

Bedroom 13'7" x 9'6" (4.15m x 2.92m)

Double glazed window to the rear, radiator, power points.

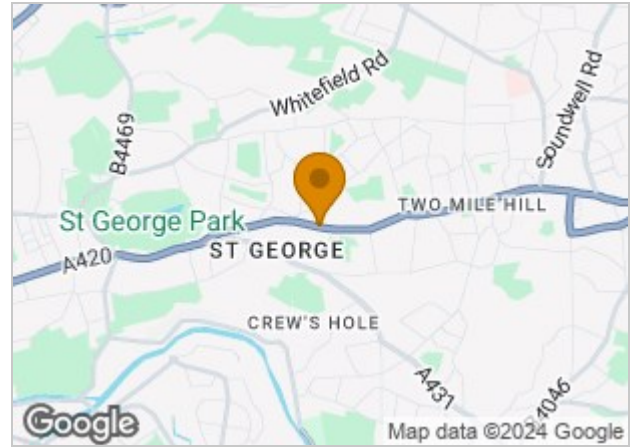
Shower Room 5'4" x 6'11" (1.65m x 2.12m)

Shower cubicle, WC, wash hand basin, radiator, wall mounted Worcester boiler.

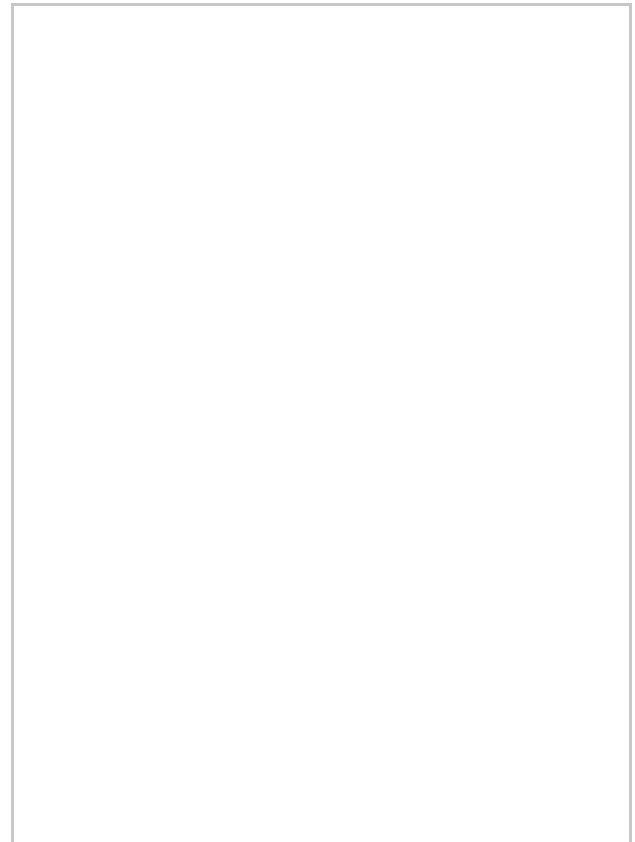
Garden

Rear garden laid to lawn approached via steps.

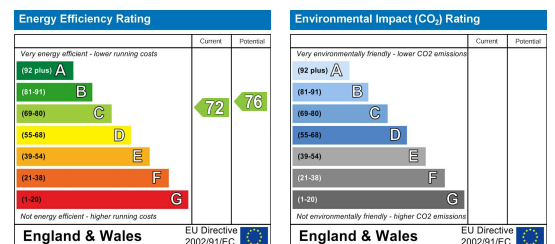
Area Map



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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