



45 Cecil Avenue

St George, Bristol, BS5 7SE

£389,995

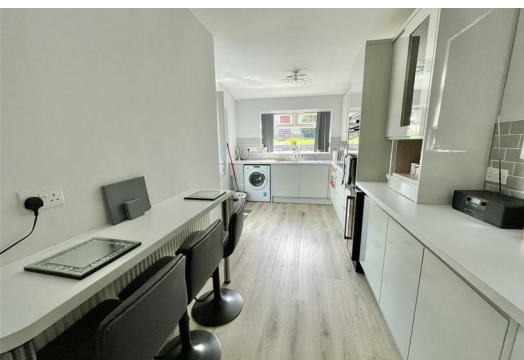


Nestled on the charming Cecil Avenue in Bristol, this delightful end terrace house offers a perfect blend of comfort and convenience. Built in 1930, the property exudes character while providing ample space for modern living. With three well-proportioned bedrooms, it is ideal for families or those seeking extra room for guests or a home office.

The house features two inviting reception rooms, perfect for entertaining or relaxing with loved ones. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining area. The property has a newly fitted kitchen and modern combi boiler system. It also boasts a well-appointed bathroom, ensuring that all your daily needs are met with ease.

One of the standout features of this home is the generous parking facilities. This is a rare find in urban settings, providing you with the convenience of off-street parking. Double garage to rear of the property which offers versatile uses whether its for working on the car or can be converted into a useable space

The location on Cecil Avenue is particularly appealing, offering a friendly neighbourhood atmosphere while being close to local amenities, schools, and parks. Bristol's vibrant city life is just a short distance away, making this property an excellent choice for those who appreciate both tranquility and accessibility.



Entrance Porch

Hallway

Entrance door, stairs with feature glass inset, radiator, laminate flooring, door to:-

Dining Room 11'4" x 11'4" (3.47m x 3.46m)

Double glazed sliding doors, radiator, opening to:-

Lounge 13'1" x 11'7" (3.99m x 3.55m)

Double glazed bay window, radiator, feature fireplace

Kitchen/Breakfast Room 17'11" x 7'2" (5.48m x 2.19m)

Matching range of wall and base units with worktop space over, breakfast bar, sink unit, built in hob, double oven, built in wine cooler, built in dishwasher, space for washing machine, space for fridge freezer, newly fitted combi boiler, double glazed window, double glazed door to:-

Conservatory 9'4" x 7'4" (2.87m x 2.26m)

Double glazed construction, sliding doors to garden

Landing

Access to loft, door to :-

Bedroom 1 11'3" x 9'1" (3.45m x 2.78m)

Double glazed window, radiator, fitted wardrobes with sliding doors

Bedroom 2 12'5" x 10'1" (3.81m x 3.08m)

Double glazed window, radiator

Bedroom 3 8'2" x 7'6" (2.49m x 2.29m)

Double glazed window, radiator

Bathroom 6'0" x 5'0" (1.84m x 1.53m)

Three piece suite comprising of panelled bath with shower over, wash hand basin, low level wc, double glazed window, tiled flooring

Garden

Mainly laid to lawn pathway leading to garage

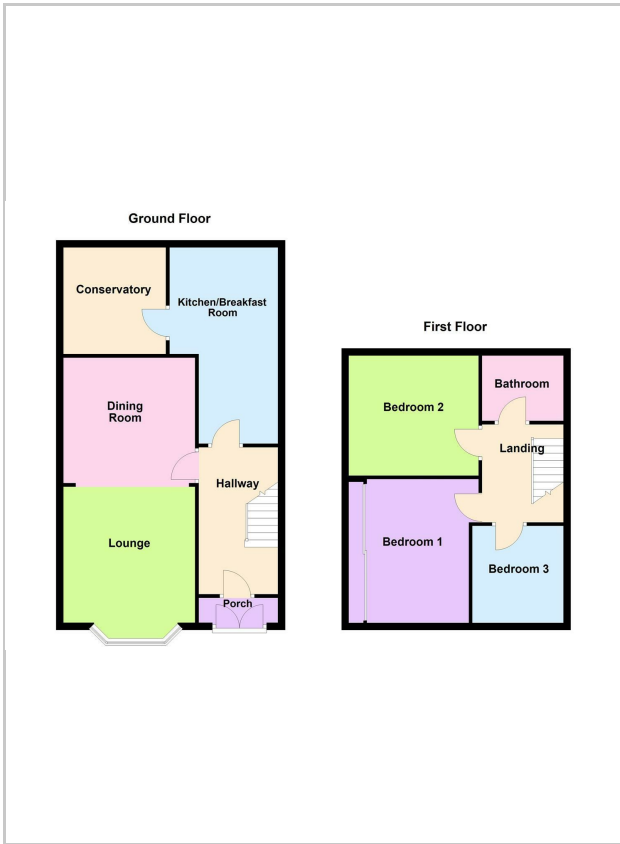
Garage 21'9" x 19'9" (6.64m x 6.02m)

Double garage

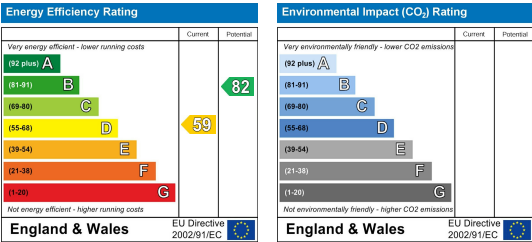
Area Map



Floor Plans



Energy Efficiency Graph



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