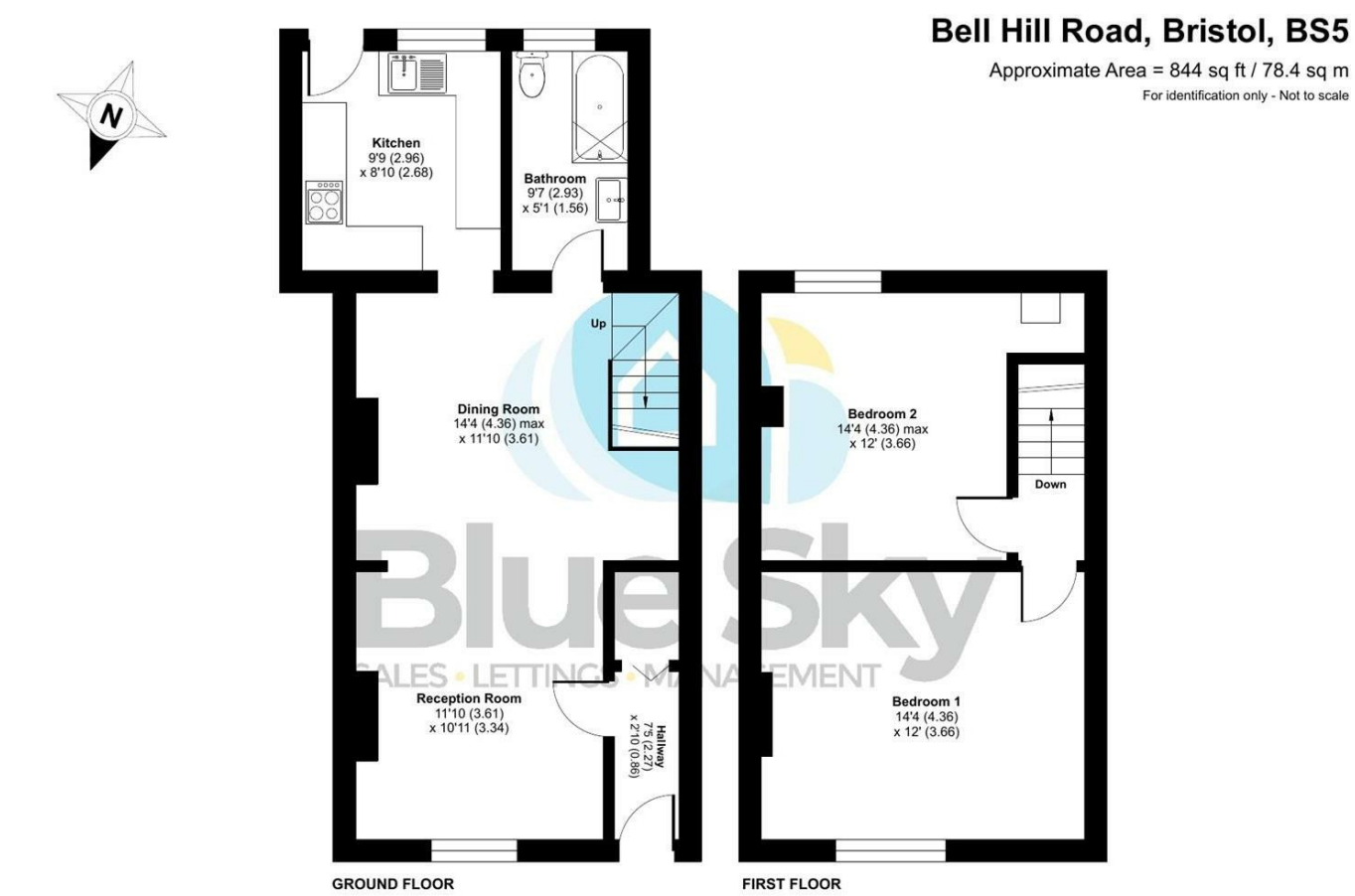
150 Bell Hill Road, St George, Bristol, BS5 7NF

£280,000



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1462818

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The Important Bit!
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, 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 express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

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Council Tax Band: B | Property Tenure: Freehold

BEAUTIFUL PERIOD HOME!! Located on Bell Hill Road in the popular area of St George, Bristol, this well-presented mid-terrace home offers a delightful blend of period features and modern living. The property boasts spacious accommodation, making it an ideal choice for families or professionals seeking comfort and convenience. Upon entering, you are welcomed into a delightful lounge, perfect for relaxation or entertaining guests. The dining room provides an inviting space for family meals and gatherings. The modern kitchen is functional and well-equipped. The downstairs bathroom is accessed via the dining room that adds to the practicality of the home. The property features two generously sized double bedrooms, ensuring ample space for rest and personalisation. Outside, the rear courtyard garden offers a private retreat, ideal for enjoying the fresh air and relaxing. Situated close to local amenities and excellent road links to the city, this home is perfectly positioned for those who appreciate both tranquillity and accessibility. Don't miss out on this superb home!

Entrance Hall
7'5 x 2'10 (2.26m x 0.86m)
Double glazed door and window to front, wood effect flooring, wall unit housing fuse board and electric meter, storage unit with light and shelf.

Lounge
11'10 x 10'11 (3.61m x 3.33m)
Double glazed window to front, wood effect flooring, coved ceiling, radiator, door to hall.

Dining Room
14'4 x 11'10 (4.37m x 3.61m)
Stairs rising to first floor, coved ceiling, wood effect flooring, open to lounge, radiator.

Kitchen
9'9 x 8'10 (2.97m x 2.69m)
Double glazed door to rear, double glazed window to rear, wall and base units with wood worktops over, integrated freezer, splash backs, electric oven and hob with extractor over, space for washer/dryer, space for fridge, sink and drainer, coved ceiling, archway to dining room.

Bathroom
9'7 x 5'1 (2.92m x 1.55m)
Double glazed window to rear, wood effect flooring, W.C, wash hand basin, heated towel rail, enclosed bath with shower over, part tiled walls, extractor fan.

First Floor Landing
Doors to bedrooms one and two.

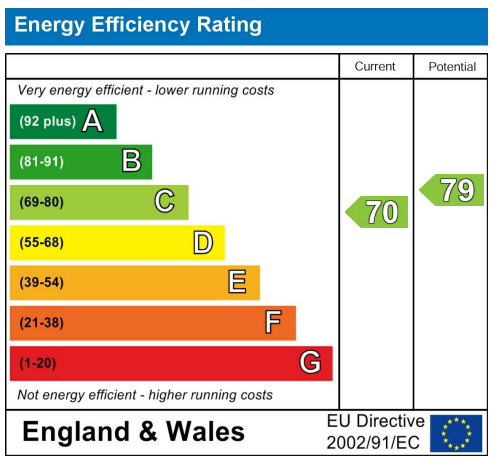
Bedroom One
14'4 x 12' (4.37m x 3.66m)
Double glazed window to front, radiator, decorative wall panelling.

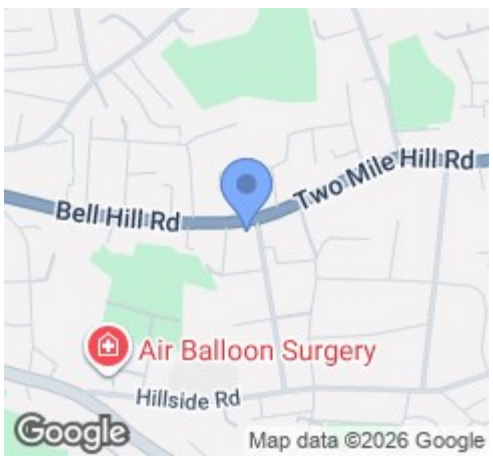
Bedroom Two
14'4 max x 12' (4.37m max x 3.66m)
Double glazed window to rear, radiator, recess space housing gas combination boiler, loft access (loft is part boarded and light).

Front Garden
Steps up to front door, gravel area, sleeper boarder of shrubs and plants, gas meter.

Rear Garden
Enclosed garden, laid to gravel, gated storage area, fitted seating with one part offering covered storage.

Agent Note
Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.





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