



Furber Vale, St. George, Bristol, BS5
 Approximate Area = 959 sq ft / 89 sq m
 Garage = 169 sq ft / 15.7 sq m
 Total = 1128 sq ft / 104.7 sq m
 For identification only - Not to scale

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/draind 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.

The Important Bit

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Like what you see? Get in touch to arrange a viewing!



6 Furber Vale, St George, Bristol, BS5 8PZ
Offers In Excess Of £300,000





Council Tax Band: C | Property Tenure: Freehold

Fantastic opportunity to make this home your own! Offered with no onward chain! This property presents an excellent opportunity with plenty of potential to add your own mark. Situated within a cul-de-sac position, this property is prime for anyone looking for that family home within easy reach of local amenities. Parking is a breeze, with a generous driveway and a garage. A generous lounge/dining room to the front provides a light and airy reception space in which to relax after a busy day. A kitchen and dining area to the rear has access to a useful lean to, providing a utility area along with extra storage space. Three good size bedrooms and a family bathroom to the first floor complete this home. St George is always a popular choice for families as there are plenty of family friendly facilities, including Schools and shopping opportunities. Parks and green spaces, along with excellent transport links are further bonuses. Blue Sky anticipate a high level of interest and therefore recommend arranging your appointment to view!



Porch

Double glazed sliding door with double glazed panels to side, step leading to double glazed front door with obscured leaded light.

Hallway

6'3 x 5'11 (1.91m x 1.80m)
Door to front, doors to all rooms, stairs rising to first floor, radiator.

Lounge

16'11 x 11'11 (5.16m x 3.63m)
Two double glazed windows to front, timber and glazed door from hallway, archway with obscured timber and glazed doors with side panels leading to dining area, radiator.

Kitchen/Dining Room

16'11 max x 3'4 max (5.16m max x 1.02m max)

Dining Area

Open to kitchen area, archway with double doors to lounge, under stairs storage cupboard housing fuse box and consumer units, obscured double glazed door to lean to, radiator.

Kitchen Area

Two double glazed windows to lean to, open from dining area, a range of wall and base units with work tops over, stainless steel sink and drainer, space for under counter fridge, fully tiled walls, space for cooker.

Lean to/Utility

17'11 x 5' (5.46m x 1.52m)
Stable style door with obscured single glazing to rear, single glazed windows to rear, obscured double glazed door from dining area, stainless steel sink and drainer with cupboard beneath and worktop over, plumbing and space for tumble dryer and for washing machine, door to Garage.

First Floor Landing

9'4 x 6'5 (2.84m x 1.96m)
Stairs rising from ground floor, doors to all rooms.

Bedroom One

12' x 10'2 (3.66m x 3.10m)
Double glazed window to front, fitted wardrobes, headboard and cupboards.

Bedroom Two

12'4 x 10'2 (3.76m x 3.10m)
Double glazed window to rear, cupboard housing combination boiler, TV point, loft access, radiator.

Bedroom Three

8'9 x 6'5 (2.67m x 1.96m)
Double glazed window to front, radiator.

Shower Room

6'10 x 6'3 (2.08m x 1.91m)
Obscured double glazed window to rear, shower cubicle, fully tiled walls, W.C, pedestal wash hand basin, ladder style heated towel rail

Front Garden

Partly enclosed by wall with an area of decorative stone and block paved driveway and paving.

Garage

14'11 x 12'2 max (4.55m x 3.71m max)
Up and over door, wall mounted cupboards, outside tap, power, eaves storage, courtesy door from lean to / Utility.

Driveway

Block paved driveway leading to garage.

Rear Garden

Fully enclosed by boundary hedge, fencing and wall, steps leading up to an area laid to artificial grass, plus an area laid to decorative bark, hedges, shrubs, patio area, Greenhouse, French Drains.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

