



Connells

Primrose Lane
Bristol



Property Description

Located in the ever-popular area of St George, this well-presented three bedroom mid-terrace home offers a practical layout ideal for a range of buyers. Internally, the property features a spacious open plan lounge diner with understairs storage, a sleek kitchen with integrated appliances, and a contemporary downstairs shower room. Upstairs, you'll find three well-proportioned bedrooms, including a front-facing main bedroom and a rear bedroom with Juliet balcony. The rear garden is low maintenance, mainly laid to patio and chippings with fenced boundary borders. St George is known for its vibrant community feel, excellent schools, and green spaces such as St George Park. The property is also within easy reach of Church Road's shops, cafes and bus routes, and offers convenient access to the Bristol to Bath cycle path, Lawrence Hill train station, and the M32.

Entrance Hall

Door in from front, Fuse board, door to lounge, wood effect flooring, stairs rising to first floor, radiator.

Lounge / Diner

21' 9" max x 10' 5" max (6.63m max x 3.17m max)

Double glazed window to the front aspect, smooth ceiling with spotlights, understairs storage cupboard, wood effect flooring, two radiators.

Walkway From Lounge To Kitchen

Skylight window above, radiator.

Downstairs Shower Room

8' x 5' 7" (2.44m x 1.70m)

Smooth ceiling with spotlights, fully tiled walls, rainfall shower with shower attachment, walk-in shower with glass screen, WC, wash hand basin with mixer tap, tiled flooring and a black heated towel rail.

First Floor Landing

Smooth ceiling with spotlights, loft hatch, radiator.

Bedroom One

14' 1" max x 10' 5" (4.29m max x 3.17m)

Double glazed window to the front aspect, carpet flooring, radiator.

Bedroom Two

8' 7" max x 11' max (2.62m max x 3.35m max)

Double glazed window to the rear aspect, smooth ceiling, carpet flooring, radiator.

Bedroom Three

8' 1" x 7' 1" (2.46m x 2.16m)

Double glazed French doors to Juliet balcony overlooking kitchen lounge diner to the rear, smooth ceiling, carpet flooring, radiator.

Rear Garden

Fenced boundary borders, mainly laid to patio and chippings.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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