

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



- Hallway: 11'3" x 10'3" (3.45m x 3.14m)
- Living Room: 12'2" x 9'5" (3.72m x 2.89m)
- Dining Room: 18'11" x 5'10" (5.79m x 1.80m)
- Kitchen: 11'1" x 5'3" (3.39m x 1.60m)
- Landing: 13'2" x 11'3" (4.02m x 3.45m)
- Bedroom: 12'3" x 9'1" (3.74m x 2.78m)
- Bedroom: 9'1" x 6'7" (2.77m x 2.03m)



- Beautifully presented character home
- Lounge/diner
- Good size kitchen
- Two double bedrooms
- Gas central heating
- Being offered in good decorative order
- No chain!

50 Sherbourne Street, St George, Bristol, BS5 8EH  
**Offers In The Region Of £375,000** Freehold

PROPERTY TYPE House - Terraced

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING

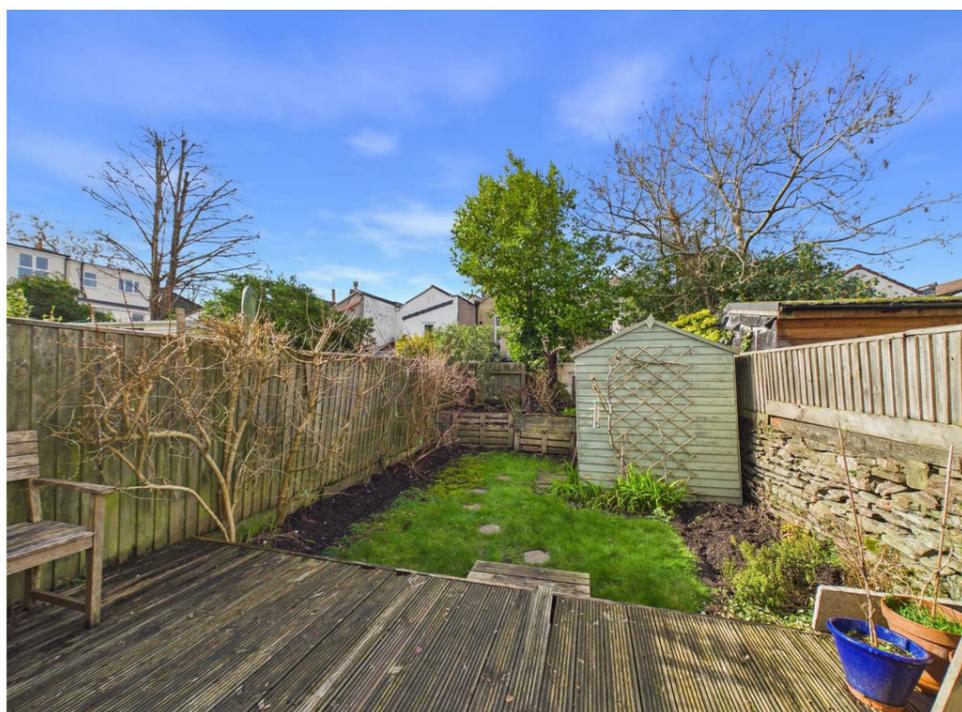
COUNCIL TAX BAND B



Beautifully presented character home.

Entrance hallway, through lounge/diner and good size kitchen, enclosed rear garden, two double bedrooms and an upstairs bathroom.

With the advantage of gas central heating, a host of features and being offered in good decorative order throughout.



## the location

Set just off the ever popular, and super convenient Church Road, with its range of independent shops and cafes. St George park, with its Victorian boating lake is literally at the end of the road. With a frequent local bus service into Bristol city centre, and the train station at nearby Lawrence Hill, this character home offers period charm, convenience and a whole host of local facilities.

*Offered for sale with no onward chain!*

## just a thought...

If you haven't visited St George recently, this is a destination not to be missed! With some perennially popular, established cafes, and recent openings, plus the fabulous St George park on your doorstep, this is an interesting and exciting place to live. Ideal for the commuter, either via bike, bus or car, homes of this quality are always extremely popular