50 St. Aidans Road, St George, Bristol, BS5 8RT

£300,000 Freehold

DW SMITH EST 19 99



- Lounge/diner
- Kitchen
- Three bedrooms
- Family bathroom
- Enclosed rear garden
- Gas central heating
- Garage
- No onward chain!



Hallway

Living Room
9'4" x 11'9" (2.85m x 3.59)

Dining Room
10'9" x 9'3" (3.28m x 2.84m)

Kitchen
13'2" x 7'9" (4.02m x 2.38m)

Landing

Bedroom
13'8" x 10'11" (4.19m x 3.33m)

Bedroom
10'11" x 10'9" (3.33m x 3.30m)

Bedroom
8'10" x 7'6" (2.70m x 2.31m)

Bathroom
7'6" x 5'5" (2.31m x 1.67)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, 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.

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PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B





Set on the popular St George/Hanham borders is this well proportioned family home, with entrance hallway lounge/diner and kitchen.

To the first floor, there are three bedrooms along with a family bathroom.

Externally, the property enjoys a pleasant, enclosed garden leading down to a garage (accessed via the rear lane).

The home also benefits from gas central heating and is offered with no onward chain!











the location

Set in the ever popular St George/Hanham borders this home is close to local facilities at nearby Nags Head Hill, and the more comprehensive facilities of Hanham high street is a short walk away. There are green walks at nearby Dundridge playing fields, Crews Hole and Troopers Hill nature reserve. Bristol 2.7 miles Bath 9.3 miles



Offered for sale with no onward chain!

just a thought...

Well proportioned family home, surprisingly well connected to a whole range of local facilities, yet with green space near at hand.