84 Dundridge Lane, St George, Bristol, BS5 8SJ

Offers In Excess Of £360,000 Freehold

DW SMITH EST 19 99

- Lounge/diner
- Kitchen/Utility
- Three bedrooms
- Family bathroom
- Mature, landscaped rear garden
- Garage and workshop
- Set close to Dundridge playing fields

Hallway

Living/Dining Room
23'4" x 11'6" (7.13m x 3.53m)

Kitchen/Utility
17'0" x 7'9" (5.19m x 2.38m)

Landing

Bedroom
11'10" x 8'6" (3.61m x 2.61m)

Bedroom
9'10" x 9'5" (3.02m x 2.89m)

Bedroom
8'2" x 7'8" (2.49m x 2.35m)

Bathroom
14'4" x 7'9" (4.38m x 2.37)

Garage
17'1" x 10'0" (5.23m x 3.07m)

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 C

COUNCIL TAX BAND B

Extremely well presented family home.

Entrance hallway, through lounge/diner, kitchen/utility room (with a waste disposal system) , pleasant mature landscaped garden with two terrace areas, garden reticulation system to include outside tap and a garage (with power) and workshop, three bedrooms and family bathroom (with the benefit of a gas and electric radiator).

Set in a perfect position close to green open spaces an early viewing is recommended.

the location

Peaceful setting between Hanham and St George, set close to Dundridge playing fields, Troopers Hill nature reserve and scenic riverside walks. There are local shops at nearby Nags Head Hill and Hanham high street, with its range of local shops and eateries, is but a short distance away. Excellent access to both Bristol and Bath. Bristol 2.8 miles Bath 9.4 miles

what the owners will miss

"We moved to Dundridge Lane 21years ago. During this time we have seen our children grow up in a safe neighbourhood, close to a play park and great local schools. We have enjoyed the local Hanham restaurants and bars being only a short walk.
We will miss the early morning dog walks in Dundridge Park and on a good day catching a glimpse of the wild Deer and Woodpeckers. And of course the neighbours who have over the years become friends!"

just a thought...

Deceptively spacious family home which should be viewed internally, excellent presentation, off street parking and garage with good sized rear garden. Ideal for the young or growing family this lovely home should be at the top of your viewing list!