



14 The Avenue

St. George, Bristol, BS5 8HW

**Asking price £440,000**



# 14 The Avenue



## Description

This lovely Victorian style house is filled with character and features at every turn giving a well proportioned home with a lovely lawned Westerly facing rear garden.

Set in this popular location the house briefly comprises inner porch and hallway, a large lounge / diner with wood burning stove and exposed brick feature chimney and stripped floorboards, a separate office with utility area and large a spacious open plan modern stylish kitchen / breakfast room (with vaulted ceiling and velux window ) to the ground floor.

Above are 2 good sized double bedrooms, a spacious traditional style bathroom with separate bath and large walk in shower cubicle and Scandinavian style stairs to a loft room above (see notes).

Further benefits include stripped and varnished floorboards, stained glass, an

- PERIOD STYLE HOME WITH LOTS OF CHARACTER
- LOUNGE / DINER WITH WOOD BURNING STOVE AND STRIPPED FLOORS
- 2 DOUBLE BEDROOMS AND UPSTAIRS BATHROOM WITH WALK IN SHOWER
- DOUBLE GLAZED, GAS CENTRALLY HEATED & OVERHAULED ROOF
- WESTERLY FACING LAWNED REAR GARDEN
- RETAINED AND ENHANCED FEATURES
- MODERN STYLISH KITCHEN / BREAKFAST ROOM 20 FT APPROX
- LOFT ROOM ( SEE NOTES IN DESCRIPTION)
- SEPERATE HOME OFFICE / LAUNDRY ROOM
- POPULAR LOCATION CLOSE TO ST GEORGES PARK

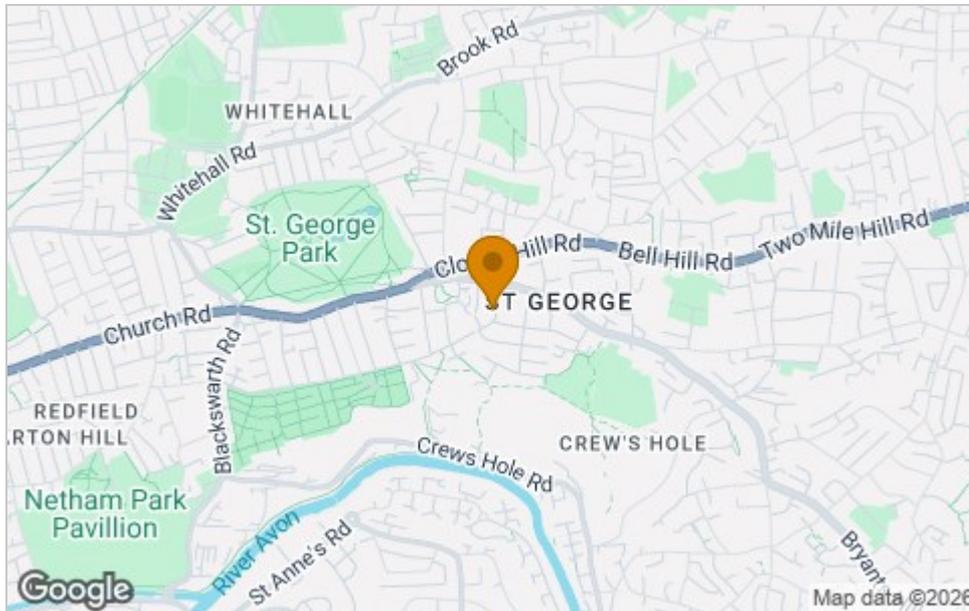




# Floor Plan



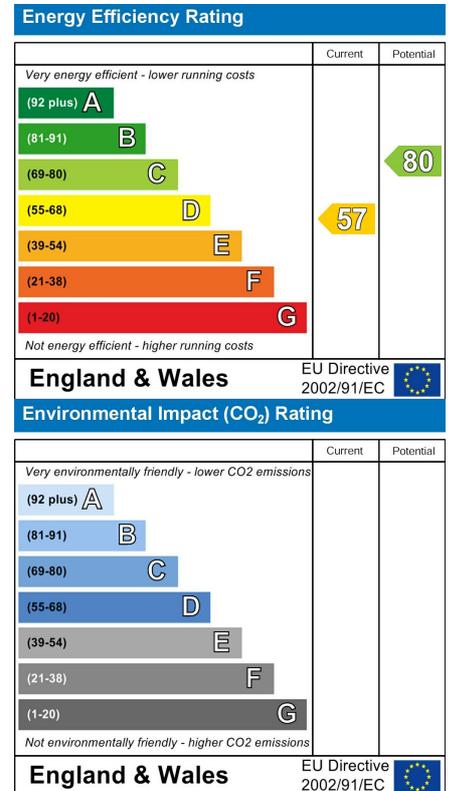
# Area Map



# Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

# Energy Efficiency Graph



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