



48 Roseberry Park  
, Bristol, BS5 9ES

Offers in excess of  
£365,000



# 48 Roseberry Park



## Description

Welcome to this well-presented 2 bedroom terrace located in a popular location close to the picturesque St. George Park, the Bristol and Bath Railway Path and only a stones throw away from all the cafes, restaurants and shops Church Road has to offer!

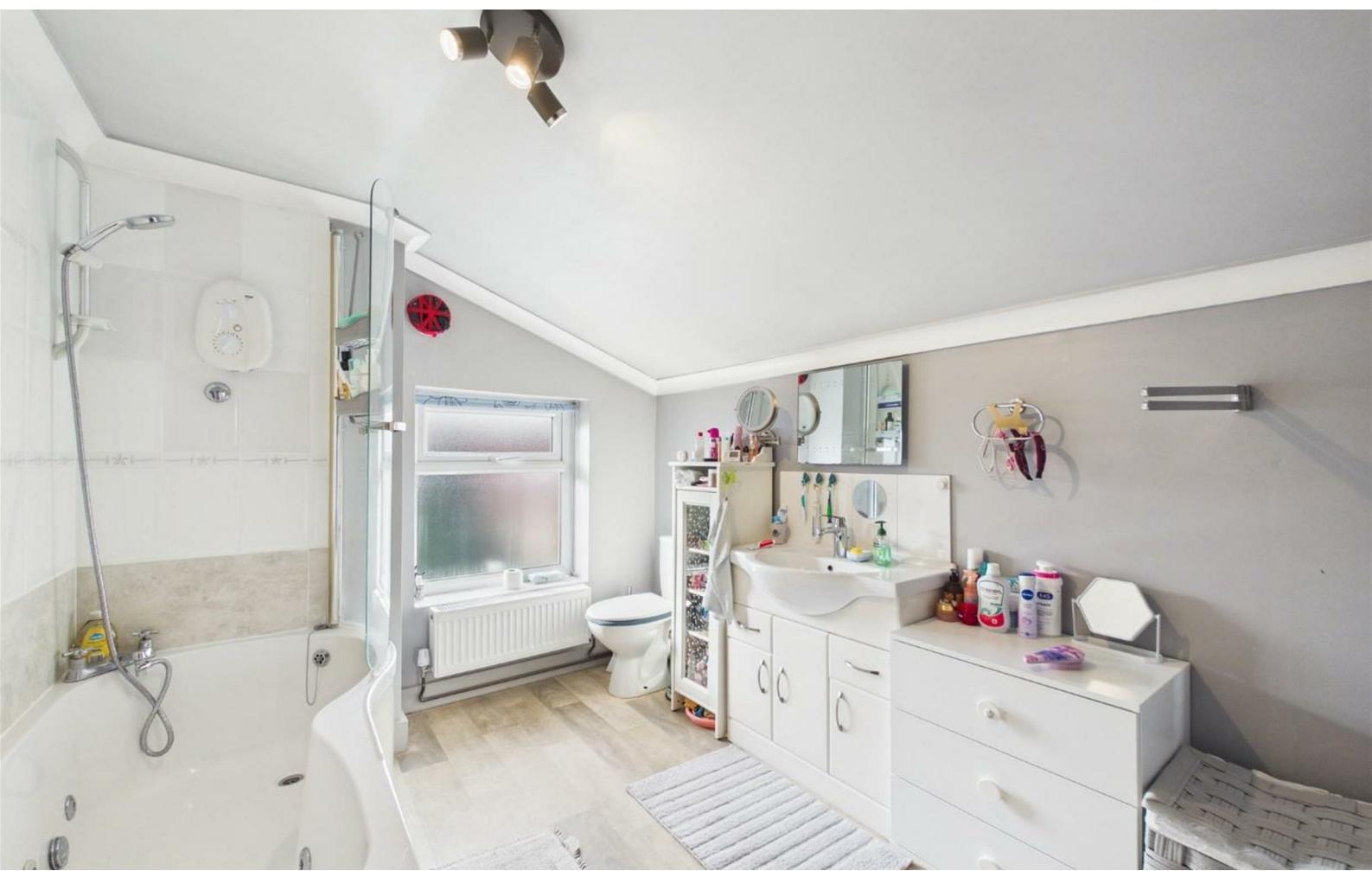
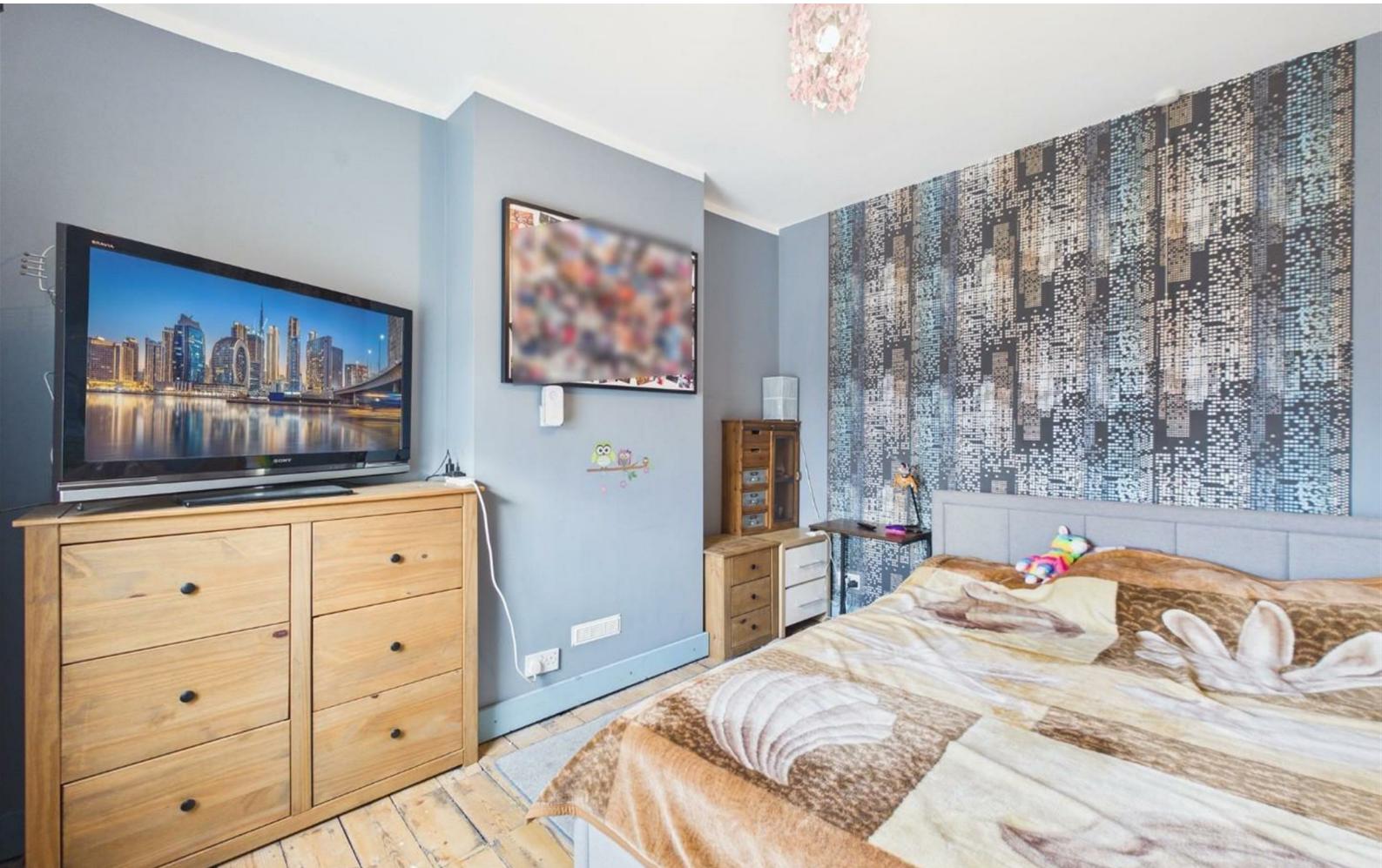
Comprising of entrance hallway leading to an open plan bay lounge and modern kitchen diner. The ground floor also offers a utility room and a downstairs WC. To the rear of the property you'll find a west-facing garden with patio space and decking. On the first floor you'll find a full-width master bedroom, a second double bedroom and a family bathroom. On the second floor you'll find a loft room.

Further benefits include no onward chain, double glazing, gas central heating from a combination boiler and much more! Don't miss out on the opportunity to make this gem your own, call now to book a viewing !!

- 2 DOUBLE BEDROOMS
- LOFT ROOM
- WEST FACING GARDEN
- UTILITY ROOM
- DOUBLE GLAZING
- BAY LOUNGE
- MODERN KITCHEN
- BATHROOM
- DOWNSTAIRS WC
- NO CHAIN !!



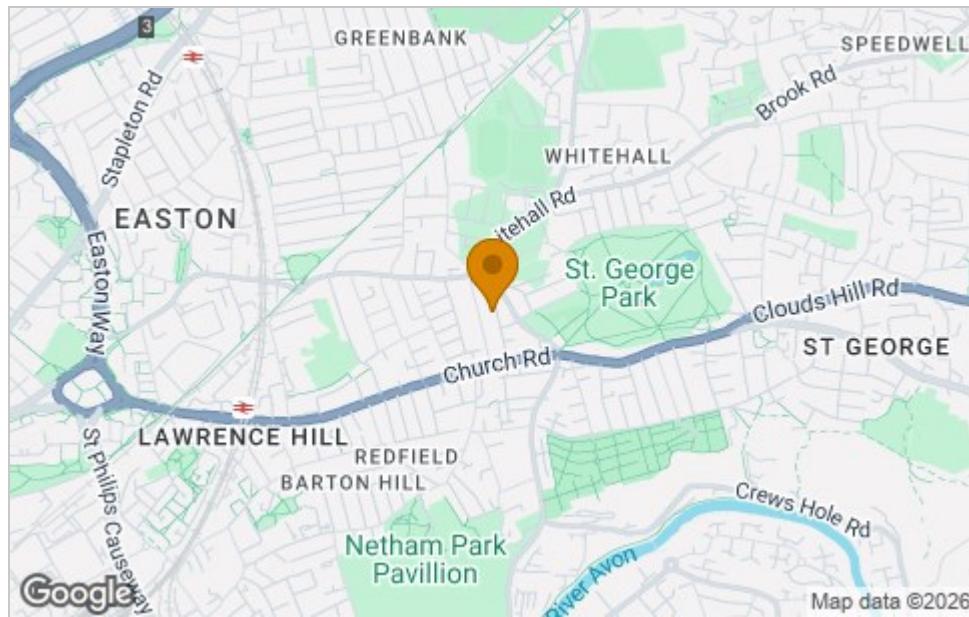
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## Floor Plan



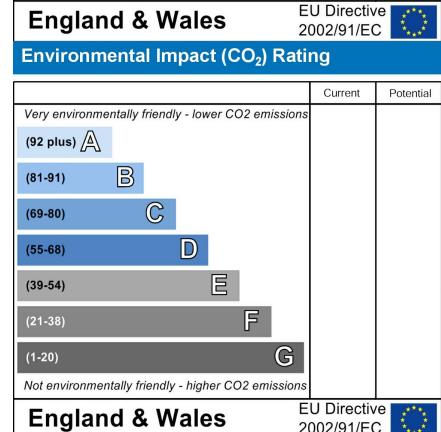
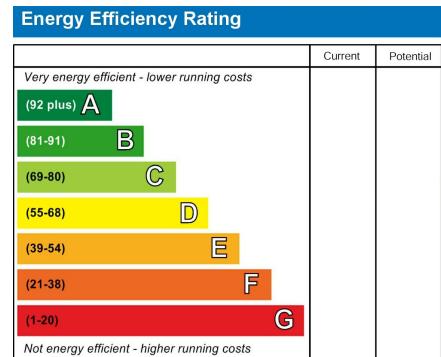
## Area Map



## 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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