38 Cassey Bottom Lane, Bristol, BS5 8BX

£350,000 Freehold

DW SMITH EST 19 99

- Three bedroom family home
- Spacious living room
- Full-width kitchen/dining room
- Family bathroom
- Generous rear garden
- Views over Troopers Hill to the rear
- No onward chain

Entry

Hallway

Living Room
13'3" x 13'0" (4.04m x 3.98m)

Kitchen/Dining Room
16'7" x 10'10" (5.08m x 3.31m)

Landing

Bedroom
11'3" x 10'2" (3.43m x 3.12m)

Bedroom
10'11" x 9'7" (3.33m x 2.94m)

Bedroom
8'7" x 5'11" (2.62m x 1.82m)

Bathroom
6'6" x 5'6" (1.99m x 1.70m)

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.

DW Smith & Company, 54 High St, Hanham, Bristol BS15 3DR **TEL** 0117 967 0900
EMAIL enquiries@youridealhome.co.uk **WEB** dwsmithandco.co.uk

DW SMITH EST 19 99

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B

A well presented three bedroom family home tucked away toward the end of a quiet cul-de-sac in the ever popular St George area.

Inside, you'll find a spacious living room which leads to a full width kitchen/ dining room that enjoys the magnificent view of troopers hill to the rear. There are three good sized bedrooms and a family bathroom. Outside, there is a generous rear garden and manageable front garden.

The location is certainly sought after, well regarded local schools, everyday amenities and excellent transport links are all within easy reach.

Offered for sale with no onward chain.

the location

Set on the Southern slopes of St George, this home offers spectacular views, walks across the adjoining nature reserve, leading into further wooded and river walks along the River Avon into Crews Hole and Conham river park. This home blends a feel of the country, yet being within easy striking distance of the local amenities of St George and Hanham, with Bristol city centre also being readily accessible. Bristol 2.7 miles Bath 9.6 miles

just a thought...

This home really is a blank canvass, amazing location and ready to move in to - a viewing is advised!