



2 Coach House Lane

St. George, Bristol, BS5 8FD

**Asking price £475,000**





# 2 Coach House Lane



## Description

Welcome to this detached 3 bedroom home nestled away in a cul-de-sac location in St. George and only a stones throw away from the picturesque St. George Park. Close to Church Road and all the shops, cafes and amenities it has to offer along with good transport links into the city.

Comprising of inner hallway leading to a spacious open plan living dining area featuring a modern kitchen. Also boasting french doors looking out onto the good sized garden, a downstairs WC and a garage. Upstairs you'll find three well-proportioned double bedrooms and a modern family bathroom.

Further benefits include gas central heating, double glazing and much more! Don't miss out on making this gem your own! Call now to book a viewing!

- DETACHED
- 3 DOUBLE BEDROOMS
- GARAGE
- MODERN KITCHEN
- MODERN BATHROOM
- NEAR ST. GEORGE PARK
- OPEN PLAN LIVING DINING AREA
- NEAR CHURCH ROAD
- REAR GARDEN
- DOWNSTAIRS WC



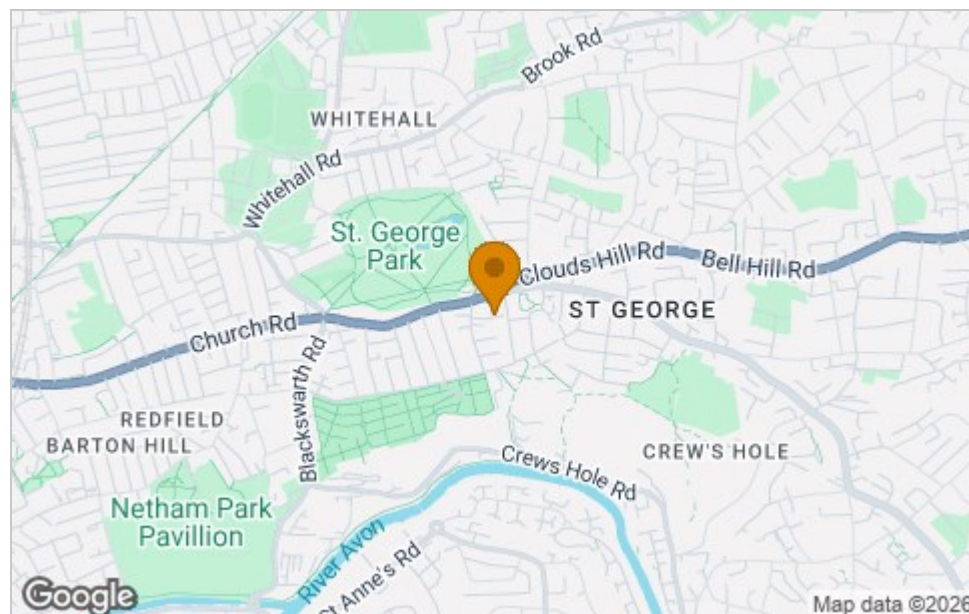




## Floor Plan



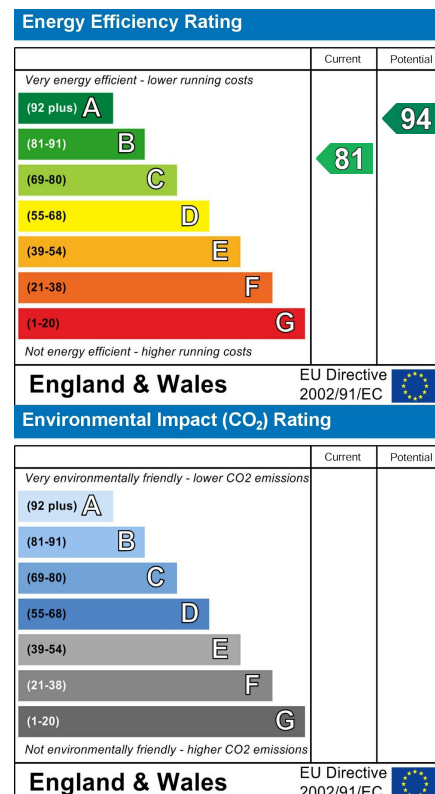
## Area Map



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.