

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.



- Hallway 15'5" x 11'1" (4.71m x 3.40m)
- Living Area 11'9" x 10'2" (3.60m x 3.12m)
- Dining Area 8'8" x 6'6" (2.66m x 1.99m)
- Utility Area 9'10" x 7'5" (3.01m x 2.27m)
- Kitchen 11'10" x 9'11" (3.62m x 3.04m)
- Bedroom 15'9" x 8'6" (4.81m x 2.60m)
- Bedroom 9'9" x 6'10" (2.99m x 2.10m)
- Bedroom 8'9" x 6'10" (2.67m x 2.10m)



- Living area
- Dining area
- Kitchen
- Utility area
- Three bedrooms
- Courtyard garden
- Gas central heating
- No onward chain

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND B



Well proportioned Victorian home, entrance hallway, living area, dining area, kitchen and utility area.

At the first floor are three bedrooms and a bathroom.

With an enclosed courtyard to rear, an inspection is highly recommended.



### the location

Set in ever popular suburb of St George, this property offers excellent access to the facilities of both Church Road and Kingswood centre. St George park, with its Victorian boating lake is close by, as is a range of local schools and facilities. Bristol 2.2 miles Bath 10.3 miles



### just a thought...

Although requiring some modernisation and updating, this is a well proportioned house with good size courtyard garden, set in a popular, established locality and offered at a very realistic price point. An opportunity for those wishing to make their own mark on a home.



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*Offered for sale with  
on onward chain!*