



- Lounge
- L-shaped kitchen/diner
- Sun room
- Three bedrooms
- Enclosed rear garden
- Gas central heating
- Viewing advised

59 Furber Road, St George, Bristol, BS5 8PX
£325,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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.

Entrance
Living Room
13'8" x 19'1" (4.19 x 5.84)
Kitchen/Diner
7'11" x 19'3" (2.43 x 5.87)
Sun Room
8'3" x 9'3" (2.52 x 2.83)
First Floor Landing
Reduced headroom
13 ft²
1.2 m²
Bedroom
14'0" x 11'0" (4.29 x 3.36)
Bedroom
13'11" x 7'9" (4.25 x 2.38)
Bedroom
7'11" x 10'0" (2.43 x 3.07)
Bathroom
7'11" x 8'11" (2.43 x 2.73)

Approximate total area ¹	1089 ft ² 101.1 m ²
Reduced headroom	13 ft ² 1.2 m ²
(1) Excluding balconies and terraces.	
Reduced headroom	Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.	GIRAFFE360



PROPERTY TYPE House - Semi-Detached
BEDROOMS 3
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING D
COUNCIL TAX BAND C



Beautifully presented and surprisingly well proportioned semi detached family home.

Entrance hallway, good size lounge, I-shaped modern style kitchen/diner with seating area, sun room and lovely enclosed rear garden with raised railway sleepers and flower borders.

At the first floor are three decent sized bedrooms and a modern bathroom.



the location

Super, convenient location with Magpie Bottom nature reserve literally on the doorstep, a direct frequent local bus service into town at the end of the road and all the shops and facilities of Hanham high street within a five minute walk. Bristol 2.9 miles Bath 9.3 miles

what the owners will miss

"We will miss our lovely next door neighbours and our lovely south facing rear garden."

just a thought...

If you looking for a well located and spacious family home, this is one not to be missed. Fantastic presentation, three good sized bedrooms and a lovely enclosed garden. All offered at a competitive price point.