



262a Church Road

St. George, Bristol, BS5 8AF

Asking price £265,000



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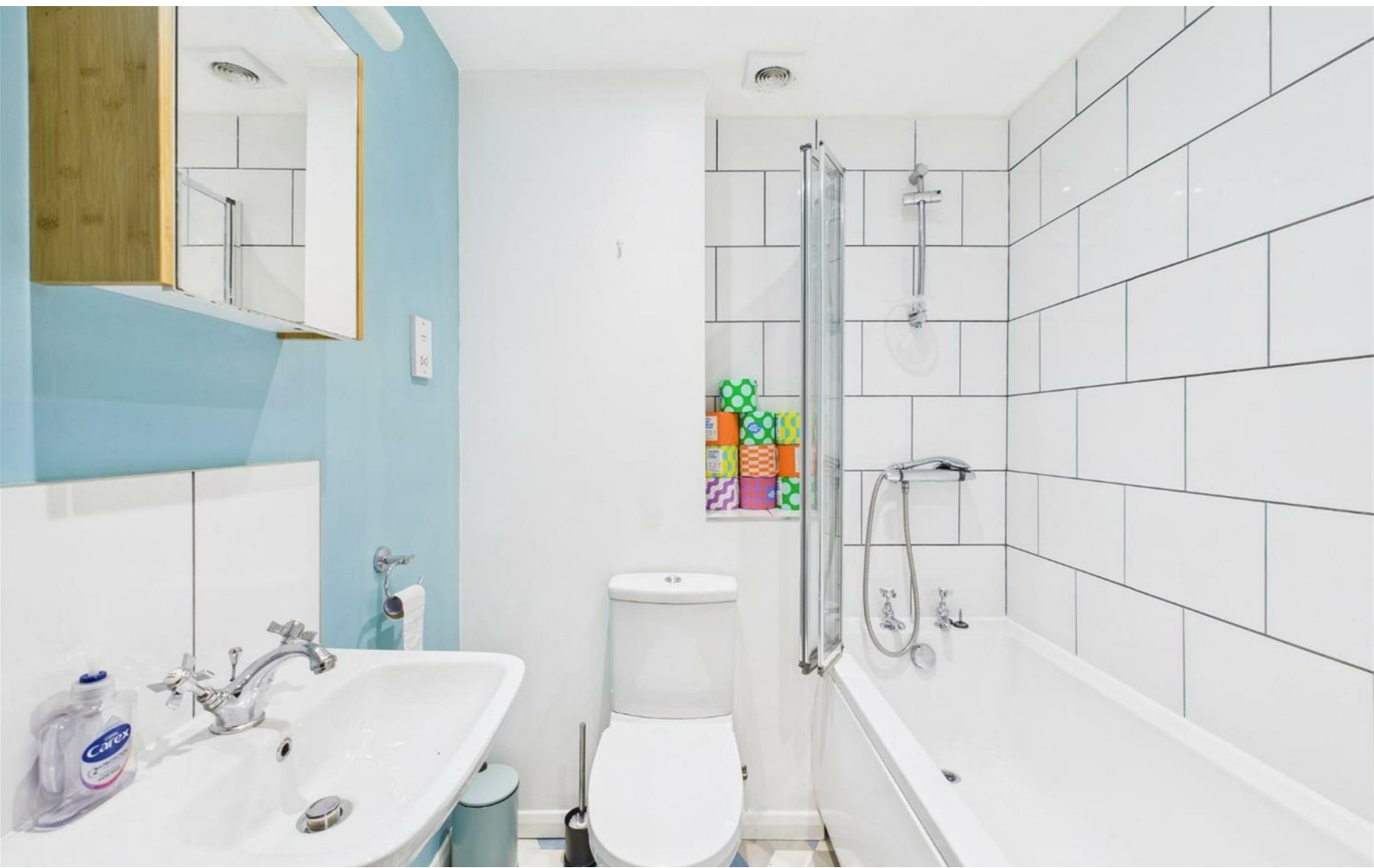
Description

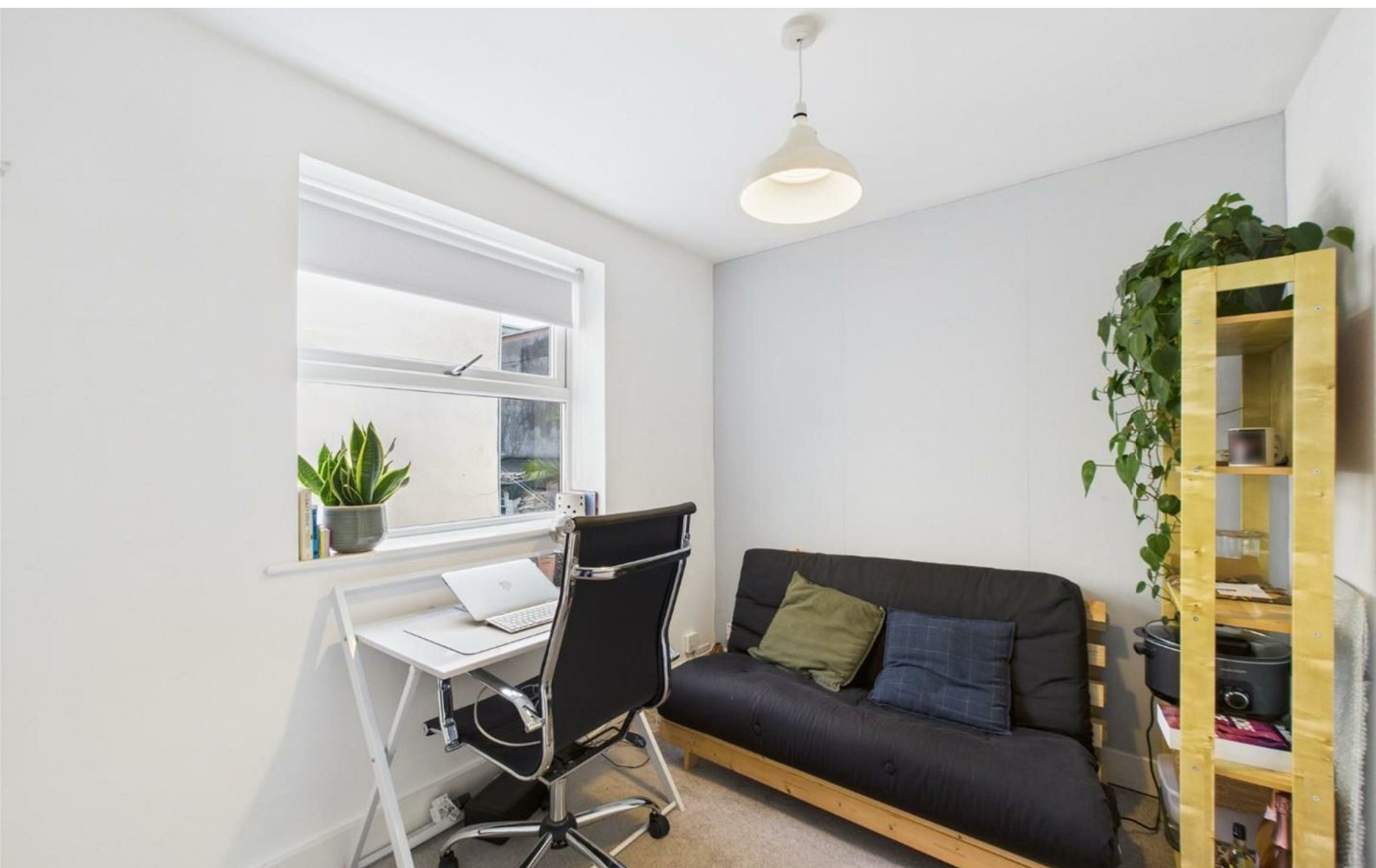
Welcome to this lovely 3 bedroom maisonette located only a stones throw away from the picturesque St. George Park and all the amenities, shops and cafes Church Road has to offer! With good transport links into the city, this property is an ideal first time buy.

Comprising of entrance staircase leading up to a living area featuring a balcony. The first floor also offers a bathroom, a modern kitchen diner and a third bedroom. On the second floor you'll find two double bedrooms and a second modern 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 !!

- BALCONY
- MAISONETTE
- CLOSE TO ST. GEORGE PARK
- TWO MODERN BATHROOMS
- 3 BEDROOMS
- LIVING ROOM
- KITCHEN DINER
- NO CHAIN !!

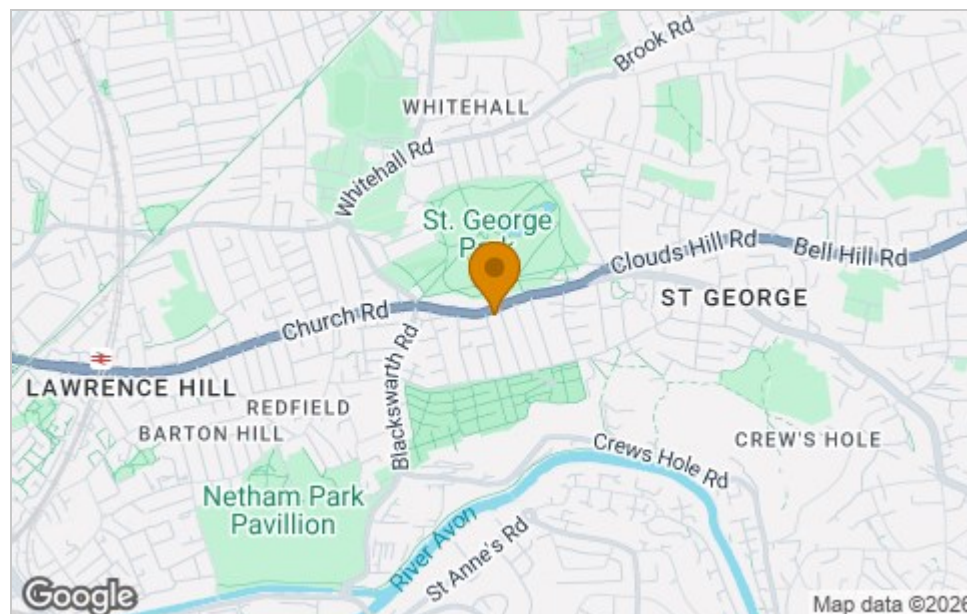




Floor Plan



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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	62	81
England & Wales EU Directive 2002/91/EC  Environmental Impact (CO₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC 		

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