



12 Rose Road

St George, Bristol, BS5 8EX

Asking price **£390,000**

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Description

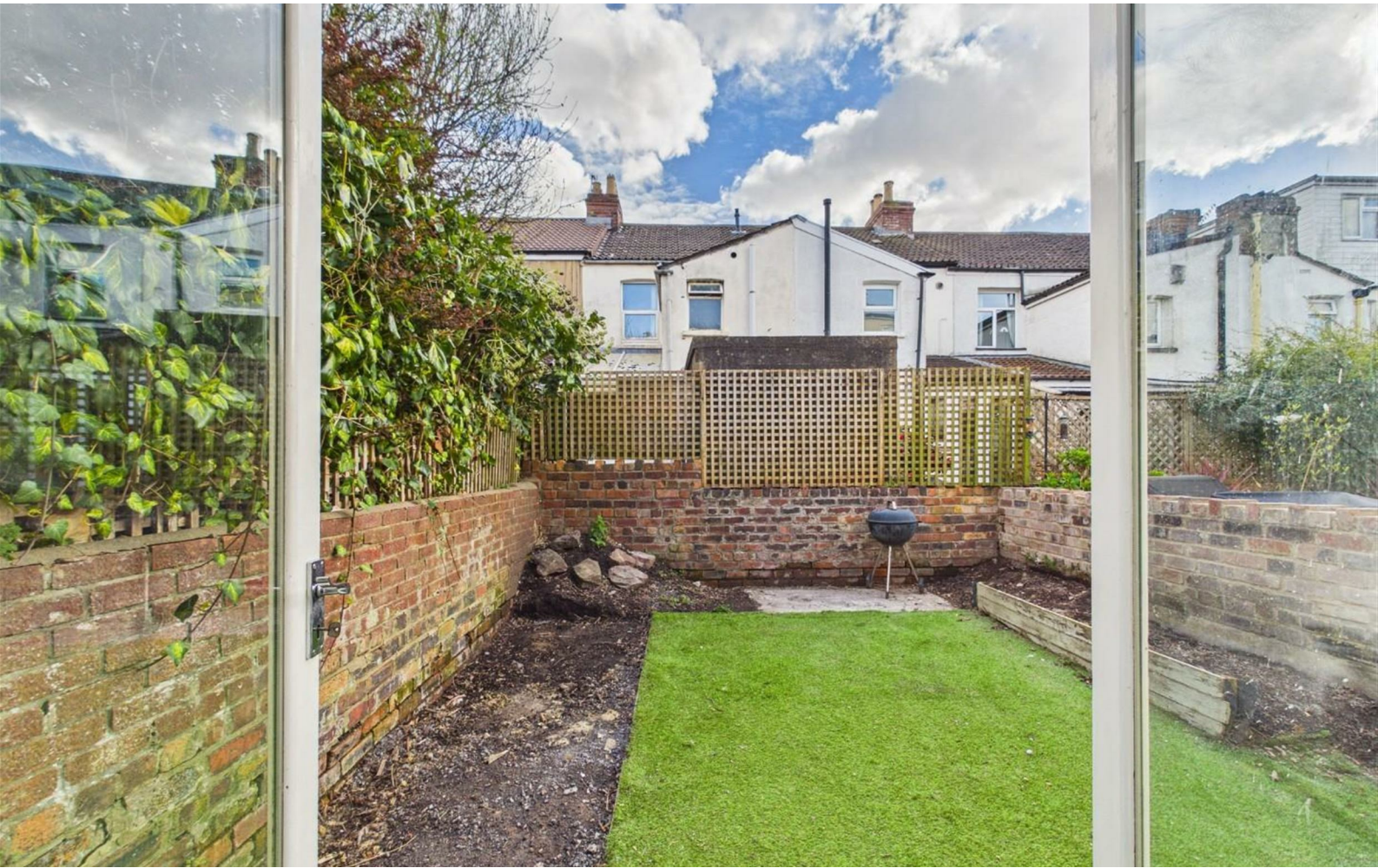
Welcome to this amazingly presented two bedroom property, situated in the cul-de-sac known as Rose Road.

Centred within the roots of St George, there are tons of local amenities which the area has to offer. Lots of old-school pubs such as the Red Church, shops like the local Aldi/Tesco and also even new additions such as the popular Rubino Lounge, which just even more emphasises on the upcoming area. And of course, the unforgettable St George's Park, which is just a short stroll away!

You're first greeted by a grand entry, with period and original features, such as period covings and arches. Heading into the living room, you'll find more period shelving/covings and big windows which allows loads of light and an airy feel. Leading on to the dining room, another room with high ceilings and stripped floorboards makes it a general great space for hosting friends and family.

- WELL PRESENTED VICTORIAN STYLE HOME WITH SOUTH FACING GARDEN
- FULL-WIDTH EXTENDED KITCHEN / BREAKFAST ROOM
- TWO DOUBLE BEDROOMS WITH PERIOD STYLE FIREPLACES
- CUL-DE-SAC STYLE LOCATION
- DOUBLE GLAZED SASH WINDOWS
- STRIPPED FLOORBOARDS AND ENHANCED PERIOD FEATURES
- TWO SEPERATE RECEPTION ROOMS
- UPSTAIRS MODERN STYLISH BATHROOM WITH SHOWER
- GAS CENTRAL HEATING FROM COMBI BOILER INSTALLED 2025
- SHORT STROLL TO SHOPS AND BARS OF CHURCH ROAD AND ST GEORGES PARK

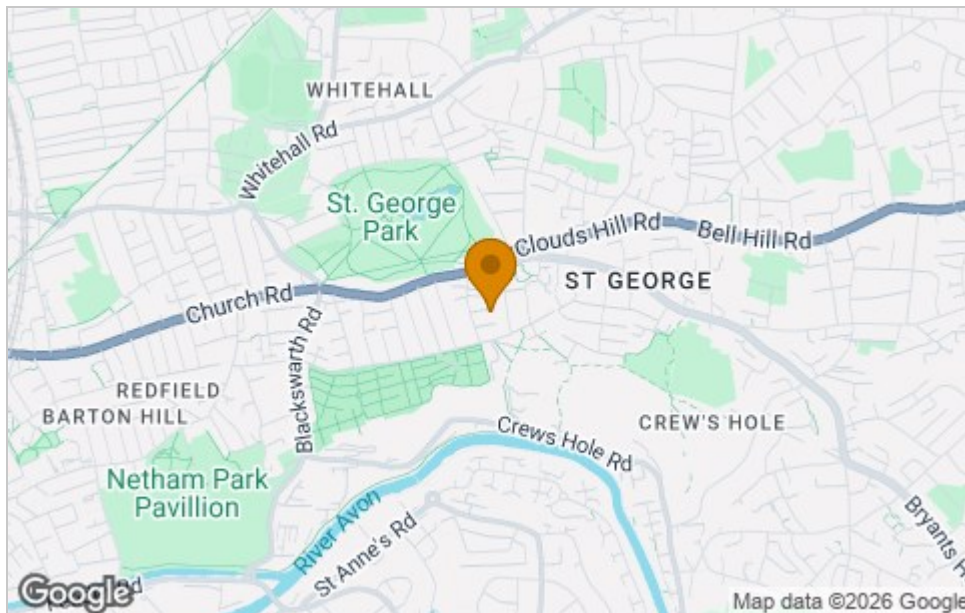




Floor Plan



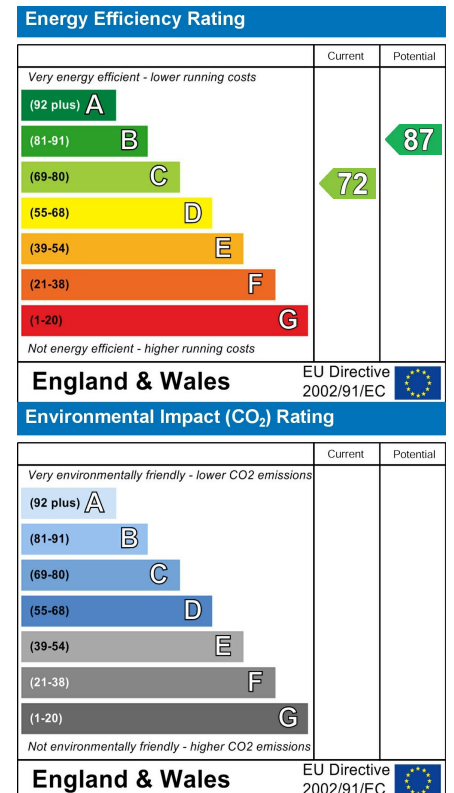
Area Map



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



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