

Ground Floor Building 2	Ground Floor Building 1
Floor 1 Building 1	Approximate total area 111.2 m² 1198 ft² Calculations reference the RICS IPMS 3C standard. Measurements are approximate and need to scale. This floor plan is intended for illustration only. GIRAFFE360
Hallway 5'10" x 13'8" (1.78 x 4.18) Living Room 12'9" x 13'9" (3.89 x 4.21) Dining Room 11'9" x 12'10" (3.60 x 3.93) Kitchen/Breakfast Area 6'9" x 9'5" (2.08 x 2.88) Kitchen/Sun Room 9'3" x 11'8" (2.82 x 3.58) First Floor Landing 11'3" x 11'11" (3.43 x 3.65) Bedroom 10'5" x 12'9" (3.20 x 3.90) Bedroom 7'6" x 8'5" (2.29 x 2.57) Bathroom 6'4" x 5'10" (1.95 x 1.78) Garage 9'5" x 19'0" (2.89 x 5.81)	



- Living room
- Dining room
- Kitchen/Breakfast/sun room
- Three bedrooms
- Family bathroom
- Gas central heating
- Larger than average rear garden
- Detached garage

PROPERTY TYPE House - End Terrace
BEDROOMS 3
RECEPTION ROOMS 2
BATHROOMS 1
EPC RATING
COUNCIL TAX BAND C



Extremely well presented and extended, three bedroom end of terrace family home.

Entrance hallway, lounge with woodburner, separate dining room, extended kitchen/breakfast/sun room with three bedrooms and a family bathroom at the first floor.

With off street parking to the front, side access leading to a decent sized larger than average rear garden with detached garage.



what the owners will miss

"We have loved the wonderful light and airy feel of our home, along with the south facing garden, which has been such a special place to enjoy sunny days. The convenient location, close to the shops and town, with good bus links and a great school catchment, has been a lovely place to live. After so many happy years here, watching our children grow up and now seeing our grandchildren enjoying the garden, it will be hard to say goodbye to a home that holds so many precious memories."

the location

Set on this poplar residential street, the property offers excellent access to the facilities of Hanham, Kingswood and St George. There are good local schools within walking distance, Troopers Hill nature reserve and Crews Hole are a short walk away. Good access to both Bristol and Bath and a frequent local bus service into Bristol city centre nearby. Bristol 2.4 miles Bath 10 miles

just a thought...

If you hadn't considered this part of St George before, think again! Close enough to all good local facilities, yet with a more open feel and easy access to green spaces nearby. A viewing is highly recommended.