



- Open plan lounge/diner
- Modern kitchen
- Three bedrooms
- Garage and parking
- Enclosed garden
- Gas central heating

221 Dundridge Lane, St George, Bristol, BS5 8SU
Offers In Excess Of £280,000 Freehold

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Hallway
24'11" x 9'10" (7.60m x 3.00m)

Kitchen
11'6" x 6'7" (3.53m x 2.02m)

Landing
12'11" x 9'8" (3.94m x 2.96m)

Bedroom
11'5" x 9'4" (3.49m x 2.85m)

Bedroom
7'4" x 6'3" (2.25m x 1.91m)

Bedroom
6'8" x 5'6" (2.04m x 1.70m)

PROPERTY TYPE House
BEDROOMS 3
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING C
COUNCIL TAX BAND B



A 1970's style three bedroom terrace property situated in a popular location.

The accommodation comprises entrance hall, open plan lounge/dining room and a modern kitchen.

To the first floor are three bedrooms and a bathroom.

Outside, there is off street parking to the front and a garage in a nearby block, the rear garden is enclosed with sunny aspects.

Further benefits include gas central heating and double glazing.

the location

Set just off Dundridge playing fields, where there is a range of green and wooded walks leading down to nearby Crews Hole, the River Avon and Troopers Hill nature reserve. There are local shopping facilities at nearby Bryants Hill and Kingsway, plus the shops, bars and restaurants of Hanham high street, are within easy striking distance. With a frequent local bus service, the more comprehensive facilities of both Kingswood and Longwell Green are within a short drive. Bristol 2.9 miles Bath 9.6 miles

just a thought...

Situated within easy reach of Crews Hole and Troopers Hill, this home should be viewed to appreciate all on offer.

what the owners will miss

"Having moved to Dundridge Lane when our children were young it has been a great place to bring up a family. It is a friendly but quiet road. You have access to very good local primary and secondary schools. The things we are going to miss is the fantastic park on your door step and the walk along the river which is literally at the bottom of the road."