

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sloan Street

St George, Bristol, BS5 7AD

Offers In Excess Of £375,000



**\*\*ST GEORGE PARK AT THE END OF THE ROAD!\*\*** You can't beat this location for access to the park as well as Church Road amenities. The property doesn't disappoint inside either - finished recently very thoughtfully throughout including sanded and varnished wood flooring, new kitchen, new bathroom, newly painted, new front door, the list goes on. The sunny back garden is lovely with a raised brick wall meaning it's very private. The vendor has found their new CHAIN FREE home so get in touch to have a look - this one is ready to move into.





FRONT DOOR

Walled front garden with space for bins and plants. New turquoise wood door opening into

ENTRANCE HALL

Stripped and protected wood flooring, flowing into reception rooms, stairs to the right leading to first floor, doors into...

LOUNGE 13'2" x 10'3" (4.01m x 3.12m)

Double glazed bay window to front, radiator, fireplace (currently used as a bedroom)

SITTING/DINING ROOM 13'6" x 12'3" (4.11m x 3.73m)

Currently used as a lounge but still ample space for dining table, two under stairs storage cupboards, radiator, fireplace alcove in chimney breast, double glazed window to rear, door into...

KITCHEN 12'3" x 7'11" (3.73m x 2.41m)

New wall and base units with wood work surface over, space for washing machine, dishwasher and fridge freezer, coffee corner, wall mounted combination boiler (2023), tiled splash backs, wood pan shelves, sink and drainer, fitted oven and hob, double glazed window to side and rear, door with glass window to rear garden, polished concrete floor..

STAIRS

Leading to first floor landing with loft access and doors to

BEDROOM ONE 13'6" x 11'8" (4.11m x 3.56m)

Large bright double room running the width of the house. Two double glazed windows to front, radiator

BEDROOM TWO 15'5" x 7'11" (4.70m x 2.41m)

Double bedroom, radiator, double glazed window to rear overlooking the garden

BATHROOM 9'9" x 5'6" (2.97m x 1.68m)

New three piece white suite comprising wc, wash hand basin with blue vanity unit beneath and brushed brass finish tap, bath with shower over, tiled splash backs, blue panel, glass shower screen and double head including rainfall brushed brass finish shower over, patterned tiled flooring, radiator, obscure glazed window over

GARDEN

Patio seating area flowing to side return, lawn, flower beds, high brick wall

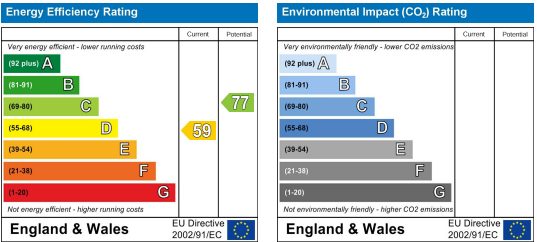
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.