



15, Meg Thatchers Green, St George  
BRISTOL, BS5 8NG

£225,000

Anne James Estate Agents are delighted to present this charming end-terrace maisonette, situated in the highly sought-after area of St George. Ideally located, the property is within easy reach of a wide range of local amenities, including popular bars, coffee shops, and a selection of quaint independent stores. Bristol City Centre is also just a short distance away, making this an excellent choice for both first-time buyers and investors. The accommodation comprises a welcoming entrance hallway leading to a well-appointed kitchen, a bathroom, and a bright and spacious lounge. Stairs rise from the lounge to two comfortable bedrooms, offering a practical and well-designed layout. Externally, the property benefits from its own private garden, providing a great outdoor space to relax or entertain. Offered to the market with no onward chain, this property is expected to generate significant interest.

### Entrance

uPVC entrance door leading to the entrance hallway.

### Entrance Hallway

Laminate flooring, stairs to the first floor accommodation, door to the bathroom, radiator.

### Bathroom

uPVC double glazed window, white suite comprising single panel bath with shower over, low level WC, pedestal wash hand basin, part tiled walls, ladder effect radiator, vinyl flooring, extractor fan.

### Lounge

14' 11" x 11' 1" (4.55m x 3.39m)

uPVC double glazed door and window to the rear, double radiator, laminate flooring, storage cupboard, TV aerial point, open too ...

### Kitchen

6' 6" x 8' 11" (1.99m x 2.71m)

uPVC double glazed window to the rear, range of wall and base units with rolled edge worksurfaces, tiled splashbacks, built in electric oven and gas hob with extractor over, integrated fridge, space for washing machine, stainless steel sink unit with mixer, vinyl flooring.

### First Floor Landing

Storage Cupboard

### Bedroom One

13' 10" x 7' 11" (4.21m x 2.41m)

uPVC double glazed window, single radiator, laminate floor.

### Bedroom Two

10' 10" x 5' 8" (3.31m x 1.73m)

uPVC double glazed window, vinyl floor, single radiator.

### Outside

Carparking space (not allocated), communal bins.





## Rear

Laid to patio, storage shed, power and light, gate leading to the side.

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Anne James Estate Agents Office  
Tel: 0117 9328611

89a Bath Road  
Longwell Green  
BS30 9DF  
info@annejames.co.uk

Bristol