



- Living room
- Dining room with balcony
- Kitchen/breakfast area
- Sitting area
- Bedroom/Reception
- Three further bedrooms
- Family bathroom

52 Summerhill Road, St George, Bristol, BS5 8HJ
£485,000 Freehold

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3'1" x 3'5" (0.95 x 1.06)
Hallway

Reception/Bedroom
12'1" x 11'11" (3.69 x 3.64)

Kitchen/Breakfast Area
12'4" x 11'8" (3.76 x 3.58)

Sitting Area
12'4" x 7'1" (3.77 x 2.17)

Ground Floor

Hallway
5'11" x 13'6" (1.82 x 4.13)

Living Room
12'8" x 12'1" (3.87 x 3.70)

Dining Room
12'6" x 12'1" (3.82 x 3.70)

Balcony

First Floor Landing

Bedroom
11'6" x 12'0" (3.53 x 3.66)

Bedroom
11'6" x 12'0" (3.51 x 3.66)

Bedroom
6'11" x 10'0" (2.13 x 3.05)

Bathroom
6'9" x 5'10" (2.08 x 1.80)

Approximate total area
1473 ft²
136.7 m²

Balconies and terraces
93 ft²
8.6 m²

Reduced bedroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces.

Reduced bedroom:

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



Ground Floor



Floor 2

PROPERTY TYPE House

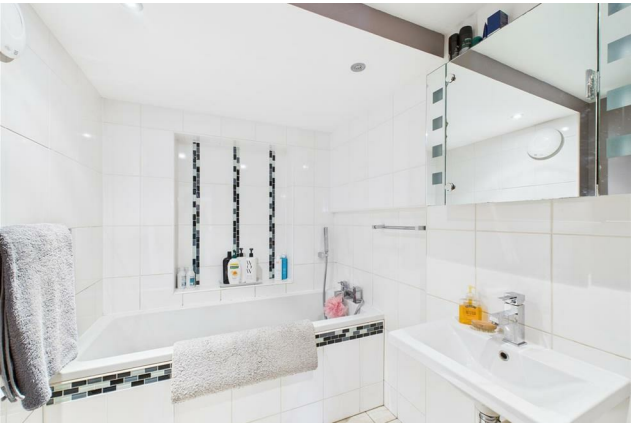
BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND C



Interesting and unusual three storey character home with commanding views and large garden.

Entrance hallway, living room, dining room with a balcony overlooking the rear garden.

At the lower ground floor is a kitchen/breakfast area opening onto rear garden, plus a sitting area, there is also an additional bedroom/reception and bathroom at this level.

At the second floor are three bedrooms and a family bathroom.

Viewing advised.

the location

Set in a super convenient location, offering excellent access to the shops, bars and restaurants of Church Road, St George park, Troopers Hill nature reserve and the River Avon, at nearby Crews Hole and Conham river park. Bristol 1.8 miles Bath 10 miles

what the owners will miss

"I have lived in my home for 19 years and have enjoyed every minute of it, it has always felt warm, secure and homely. I bought my family up here and have been blessed with the most wonderful neighbours, of which I shall miss. My favorite part about this home, are the views, especially on bonfire night, as you can watch Bristol sky light up with fireworks. I've watched early morning Balloon flights when the festival is on, and the sky in front of me is full of balloons, its been amazing! I will also miss my walks at Troopers Hill and St George park which, has been a great addition to living in this area as both locations are very beautiful."

just a thought...

Do not be deceived by this pleasant, but modest exterior for behind it lies an interesting, sizeable home with adaptable accommodation and fabulous views towards South Bristol. With a fantastic rear garden this is a home that must be viewed!