

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Bedroom** 11'4" x 7'10" (3.47m x 2.41m)
- Bedroom** 11'10" x 9'2" (3.63m x 2.81m)
- Bedroom** 13'11" x 9'10" (4.26m x 3.02m)
- Landing**
- Bathroom** 8'5" x 6'2" (2.58m x 1.90m)
- Lobby**
- Kitchen/ Breakfast Area** 18'3" x 7'8" (5.58m x 2.35m)
- Dining Area** 11'10" x 12'2" (3.63m x 3.71m)
- Living Area** 11'5" x 9'9" (3.48m x 2.99m)
- Hallway**



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and to scale. This floor plan is intended for illustration only.

(1) Excluding balconies and terraces

Approximate total area 908 ft<sup>2</sup> 84.4 m<sup>2</sup>



- Spacious well proportioned semi detached 1920's character home
- Traditionally decorated entrance hall
- Bright lounge with large bay window and feature fireplace
- Spacious dining room
- High ceilings and decorative picture rails
- Large kitchen with seating/dining area
- Well maintained private garden with sun terrace
- Three well proportioned double bedrooms
- Gas central heating
- Newly repointed chimneys, roof ridge and chimney pots

3 St. Aidans Road, St George, Bristol, BS5 8RP  
**£360,000** Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



Semi-detached character home with decorative entrance hallway, spacious lounge, dining room, kitchen with seating/dining area and bathroom.

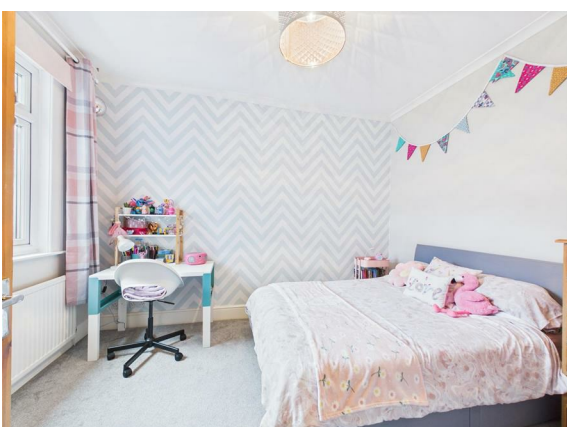
At the first floor there are three well-proportioned double bedrooms, with spacious landing, loft access with ladder.

Externally the property benefits from a small patio garden to the front, a good sized enclosed rear garden with lawned area, patio seating and gated side access.

Offered in excellent decorative order throughout.

Set in an ever popular location close to Hanham High Street and vibrant St George. Located close to major bus routes into central Bristol.

Beautiful area with Dundridge Park, Troopers Hill, Conham River and Avon Valley Woodlands offering great views and walks.



## the location

Set in an ever popular location, this well presented home, is close to local facilities at nearby Nags Head Hill, and the more comprehensive facilities of Hanham high street is a short walk away. There are green walks at nearby Dundridge park, Crews Hole and Troopers Hill nature reserve. Bristol 2.7 miles Bath 9.3 miles

*"Our friendly neighbours. Dundridge Park and the beautiful walks by the river. Our lovely garden and sunny days spent on the sun terrace. Also being on a great bus route to Central Bristol."*



## just a thought...

If you hadn't considered this locality before, this one is worthy of a look! Surprising well connected to a whole range of local facilities, yet with green space near at hand.