

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.



- Three well-proportioned bedrooms
- Open-plan lounge/dining area
- Fitted kitchen
- Four-piece bathroom suite
- Low-maintenance enclosed courtyard garden
- Bay-fronted period home
- Close to popular amenities
- Ideal for first-time buyers
- Early viewing highly recommended

31 Cromwell Road, St. George, Bristol, BS5 7NA
£325,000 Freehold

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B

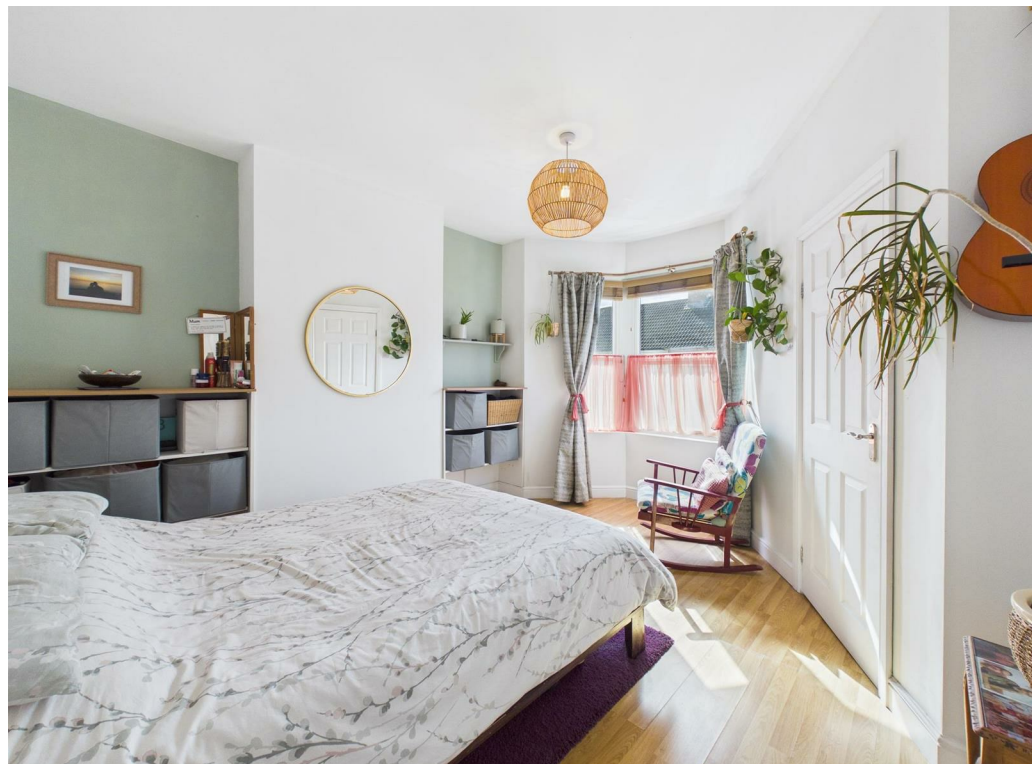
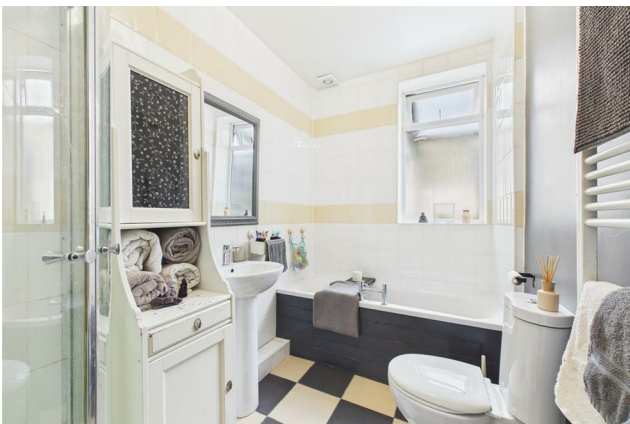


A charming bay-fronted period home, tucked away in a backwater location, just off Bell Hill Road. This attractive property offers spacious and characterful accommodation.

The ground floor features an open-plan lounge/dining area, a fitted kitchen, and a four-piece bathroom. A useful lean-to provides additional storage or utility space.

Upstairs, the property offers three well proportioned bedrooms, with the master bedroom benefiting from a walk-in wardrobe.

Externally, there is a low-maintenance enclosed courtyard garden.



the location

Set in ever popular suburb of St George, this property offers excellent access to the facilities of both Church Road and Kingswood centre. St George park, with its Victorian boating lake is close by, as is a range of local schools and facilities. Bristol 2.2 miles Bath 10.3 miles

what the owners will miss

" About our home... After nearly ten years here, what we'll miss most are our neighbours and the warm community around us. Our allotment, St George Park, and Troopers Hill have been places to grow, gather, and watch hot air balloons and fireworks light up the Bristol sky. Our home at Cromwell Road has been warm, peaceful, and secure - a gentle haven. We hope it continues to bring joy to all who live beneath it's roof. Owner 2016-2026"

just a thought...

Conveniently located with easy access to bus routes into the city centre, as well as the popular amenities of Church Road and St. George Park. This home is ideally suited to first-time buyers seeking both space and character. Early viewing is highly recommended.