14 Clouds Hill Avenue, St. George, Bristol, BS5 7JE

£420,000 Freehold

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- Victorian style home
- Living Room
- Kitchen/dining room
- Two bedrooms
- Family bathroom
- Mature rear garden
- Gated access directly onto St. George's Park
- Viewing highly recommended



Hallway

Living Room
13'0" x 10'7" (3.97m x 3.24m)

Kitchen/Dining Room
15'3" x 10'5" (4.65m x 3.18m)

Landing

Bedroom
13'6" x 10'7" (4.14m x 3.23m)

Bedroom
10'7" x 10'5" (3.25m x 3.19m)

Bathroom
6'9" x 5'3" (2.07m x 1.62m)

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.

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PROPERTY TYPE House - Terraced

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B

If you wish to proceed with an offer on this property, we are required to undertake Anti-Money Laundering (AML) checks in line with HMRC regulations. These checks are carried out by our compliance partners, Coadjute, and are subject to a fee.





Victorian style home with an enviable location directly backing on to St. Georges Park.

Entrance hallway, living area, open plan kitchen/dining room, lovely mature garden with a gate opening onto the park, two bedrooms and a bathroom.











what the owners will miss

"We will miss having access to St. George Park on our doorstep, and lovely amenities on Church Road, which is packed with independent bakeries, craft pubs, cosy cafes, and local delis. You really get the best of both worlds in this area with a peaceful residential setting with quick bus routes, cycle paths, and easy walks into Bristol city centre."



the location

Overlooking St. George's Park and its Victorian boating lake is this super conveniently placed family home. With this amazing green space literally at its back door. The Bristol to Bath cycle path is a short distance away as well as a frequent bus service to Bristol City Centre. Church Road with its array of independent shops and cafes are but a short stroll through the avenues of the park. Bristol 2.6miles Bath 10.8miles

just a thought...

Victorian living at its finest. These homes are rarely available and if you want to live in one of the best streets, this is it. With green space and convenience all wrapped up in this character home. – Which we cannot recommend highly enough.