



HUNTERS[®]
HERE TO GET *you* THERE

12 St. Annes Close, St. George, Bristol, BS5 8DQ

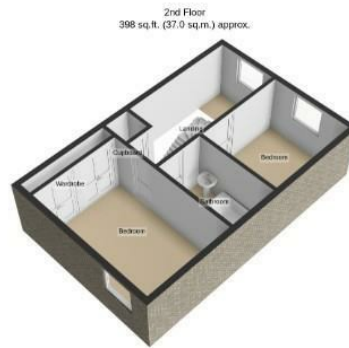
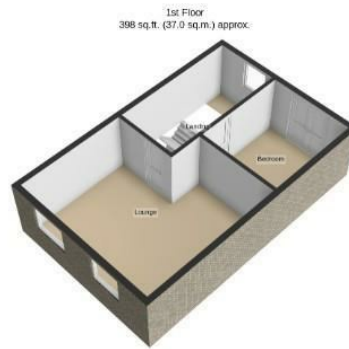
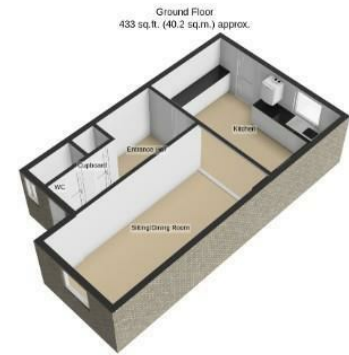
12 St. Annes Close, St. George, Bristol, BS5 8DQ

£395,000

****South Facing Garden & River Walks**** This quiet cul de sac is perfectly positioned for green walks along Conham River Park. Boasting a driveway in front of this immaculate town house. In show home condition throughout! The ground floor has ideal family and entertaining space for the huge kitchen diner complete with integrated appliances and a cloakroom. The first floor has a large lounge diner, double bedroom/home office with Juliette balcony overlooking the sunny garden and a bathroom. The second floor has a large master bedrooms with built in wardrobes beside another double bedroom and landing space for storage or desk. All this is complemented by the heating, electric and window condition - there are no improvements needed here - just move straight in! The vendor has secured a new chain free home! Please make contact to have a look inside.

- Show Home Condition Throughout!
- Three Floors & Three Double Bedrooms
- 105 Square Meters EPC C
- Driveway & South Facing Garden
- River Walks on the Doorstep
- Huge Kitchen Diner
- Large Lounge on the First Floor
- Bathroom & Cloakroom
- Ample Work from Home Space
- Vendor Secured a New Chain Free Home

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3 bed end terrace

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Front Door

Composite front door leading into..

Entrance Hall

Tiled flooring flowing into kitchen diner, radiator, stairs to the left leading to first floor, door into..

Cloakroom

WC and wash hand basin with vanity unit beneath, tiled splash backs, radiator, obscure glazed window to front

Storage

Built in cupboard

Kitchen

14'11" x 10'10"

Grey wall and base units with work surface over, sink and drainer, integrated dishwasher and fridge freezer, eye level double oven, cupboard housing combination boiler for heating (serviced Nov 2025), storage coffee station area under stairs, double glazed window to rear and door to garden, opening into...

Sitting/Dining Room

17'2" x 8'0"

Double glazed window to front, radiator

Stairs

Leading to first floor landing with quality wool carpet, doors into...

Lounge

15'0" x 14'3"

L-shaped lounge, radiator, two double glazed windows to front

Bedroom

9'11" x 8'4"

Double bedroom currently used as a home office, Juliette balcony with French doors over looking the garden, laminate flooring, radiator

Stairs

Leading to second floor landing with storage desk space, built in cupboard and Velux window, doors to...

Bedroom

9'8" x 9'1"

Double glazed window in dormer to rear, radiator

Bathroom

7'8" x 5'0"

Three piece white suite comprising bath with rainfall shower over, wc, wash hand basin, part tiled walls, chrome towel radiator. extractor fan

Bedroom

14'11" x 10'0"

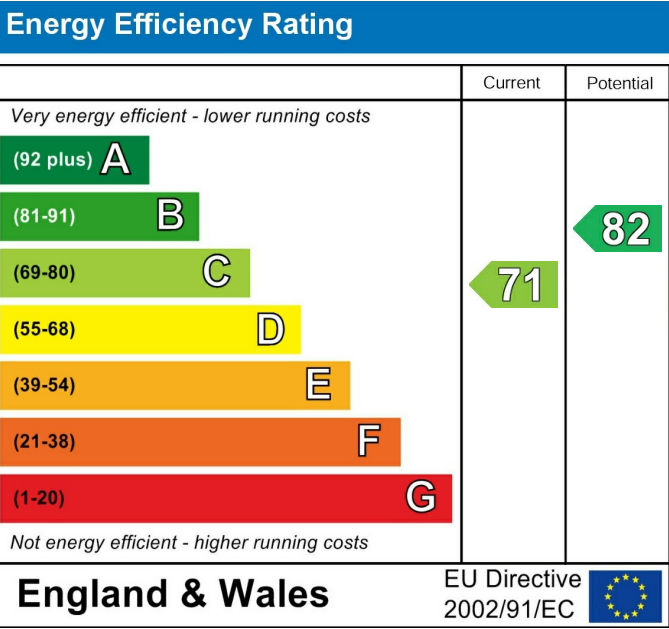
Built in wardrobes along one wall, two Velux windows to front, radiator

Garden

South facing low maintenance garden with rear gate access, mainly laid with patio, flower bed and shed space

Parking

Driveway to front



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









