

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.

- Entry 1.97 x 0.59 m
- Hallway 2.9' x 5.10'
- Living Room 12'10" x 11'8" (3.92m x 3.58m)
- Dining Room 11'3" x 11'2" (3.44m x 3.41m)
- Kitchen 8'0" x 6'11" (2.45m x 2.11m)
- Sunroom 6'2" x 5'11" (1.90m x 1.82m)
- Cloakroom 5'10" x 2'9" (1.80m x 0.84m)
- Landing
- Bedroom 13'5" x 10'4" (4.09m x 3.15m)
- Bedroom 11'3" x 10'11" (3.43m x 3.35m)
- Bedroom 8'2" x 7'11" (2.50m x 2.43m)
- Bathroom 7'5" x 5'6" (2.27m x 1.70m)



- Lounge/dining room
- Kitchen
- Lobby with downstairs wc
- Three bedrooms
- Shower room
- Double garage and off street parking
- No onward chain

18 Batten Road, St George, Bristol, BS5 8NB  
**£350,000** Freehold

PROPERTY TYPE House

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C

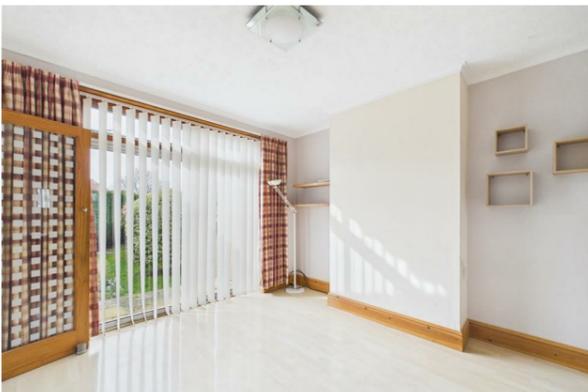


Well proportioned three bedroom family home with double garage and lovely mature gardens.

Entrance hall, through lounge/dining room, kitchen, outer lobby with downstairs WC.

At the first floor are three bedrooms and shower room.

Off street parking and the advantage of a double garage.



## the location

Set in the popular, convenient location with a range of local schools and amenities. The shopping centres of Hanham High Street and Kingswood are readily accessible, and there is a frequent local bus route to Bristol City Center. Bristol 2.5 miles Bath 10.2 miles

*Offered for sale with no onward chain.*



## just a thought...

This lovely well proportioned property will provide the basis for a comfortable growing family. Decent proportions, enclosed gardens, and unusually, a double garage. Viewing advised.