

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drailed down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit!

Don't forget to register and stay ahead of the crowd.

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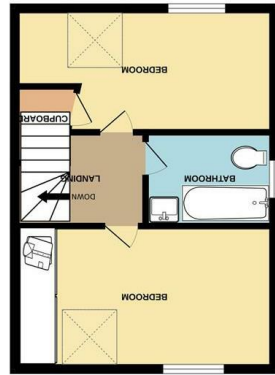
28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

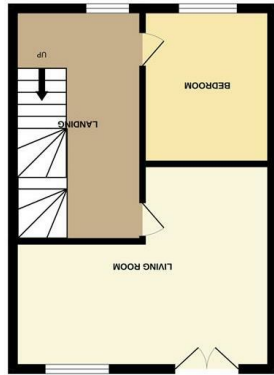
T: 0117 9328165

Get in touch to arrange a viewing!

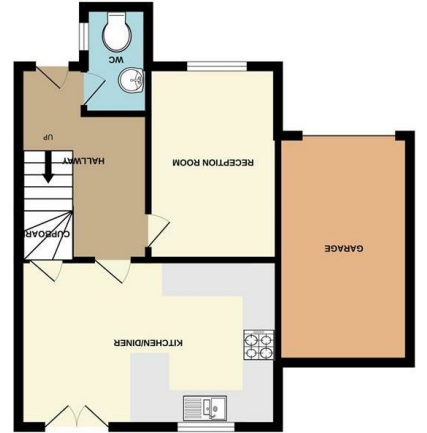
Like what you see?



2ND FLOOR



1ST FLOOR



GROUND FLOOR

Made with Hexpix ©2025



22 St. Georges Avenue, St. George, Bristol, BS5 8DD

£1,500 PCM





Council Tax Band: D | Property Tenure:

3 BEDROOM TOWN HOUSE, GARAGE & PARKING !! in the popular area of Crews Hole, St George which backs on to the River Avon, offers tranquil setting with **RIVER VIEWS**. The property comprises; entrance hallway with cloakroom, dining room to the front of the property and kitchen with fitted appliances and breakfast bar to the rear. On the first floor is the lounge with Juliette balcony with stunning river views, as well as the first double bedroom. On the top floor are two further double bedrooms and family bathroom. Further benefits : Double glazing, GCH, garage and driveway parking for one/two cars. Offered unfurnished and available 19 June!!! Not suitable for sharers, students or smokers!!.

Council Tax Band: D
 Holding Deposit 1 week : £346.15
 Dilapidations Deposit 5 weeks : £1730.77
 Variation of Contract fee : £50
AWARD WINNING AGENT



Hallway
 11'8" max x 7'10" (3.56m max x 2.39m)

WC
 6'5" x 3'10" (1.96m x 1.17m)
 includes WC and wash hand basin

Dining Room
 11'8" x 7'10" (3.56m x 2.39m)

Kitchen / Breakfast Room
 15'7" x 10'09" (4.75m x 3.28m)
 comprising of electric double oven, gas hob, integrated fridge, integrated freezer, integrated dishwasher and space / plumbing for a washing machine

Lounge
 15'7" x 12'4" (4.75m x 3.76m)
 Juliet balcony

Bedroom One
 15'7" x 8'7" (4.75m x 2.62m)
 Comprising of built in wardrobes, chest of drawers and 2 x bedside cabinets

Bedroom Two
 15'7" x 7'5" (4.75m x 2.26m)
 built in cupboard

Bedroom Three
 9'4" x 7'10" (2.84m x 2.39m)

Bathroom
 7'9" x 5'5" (2.36m x 1.65m)
 Comprising WC, wash hand basin and bath with shower over

Garden
 Decked with River Views

Garage & Parking
 17'03" x 8'03" (5.26m x 2.51m)
 Parking for one / two cars



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	83
England & Wales		EU Directive 2002/91/EC	

