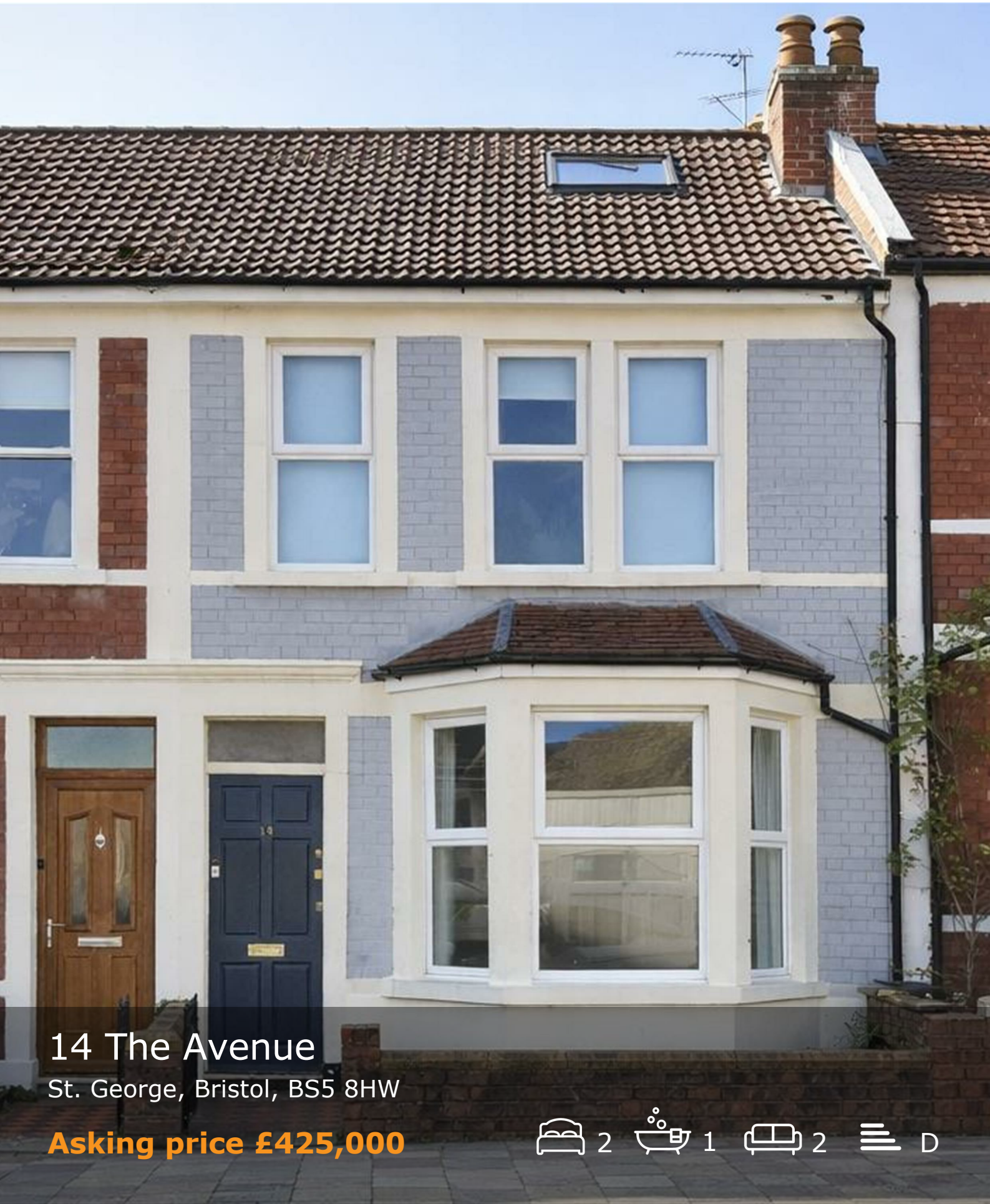
HOUSE+CO
PROPERTY

Sales **0117 907 0020**
Lettings **0117 902 6409**



14 The Avenue

St. George, Bristol, BS5 8HW

Asking price £425,000

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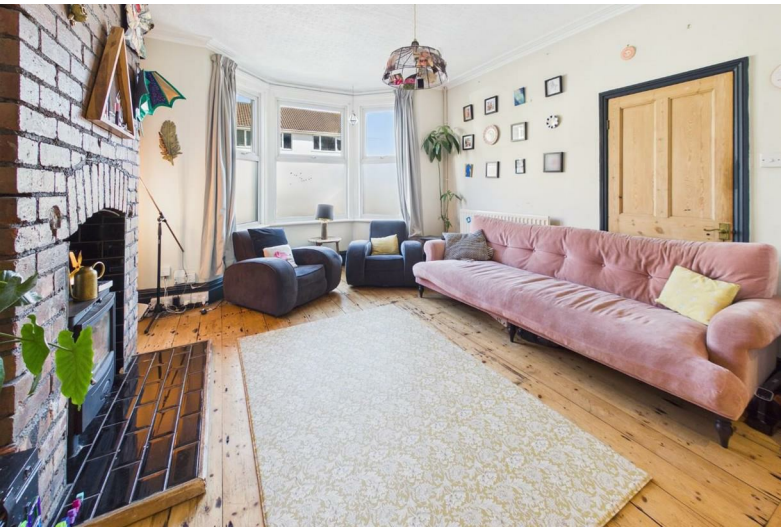


Description

This lovely Victorian style house is filled with character and features at every turn giving a well proportioned home with a lovely lawned Westerly facing rear garden.

Set in this popular location the house briefly comprises inner porch and hallway, a large lounge / diner with wood burning stove and exposed brick feature chimney and stripped floorboards, a seperate office with utility area and large a spacious open plan modern stylish kitchen / breakfast room (with vaulted ceiling and velux window) to the ground floor.

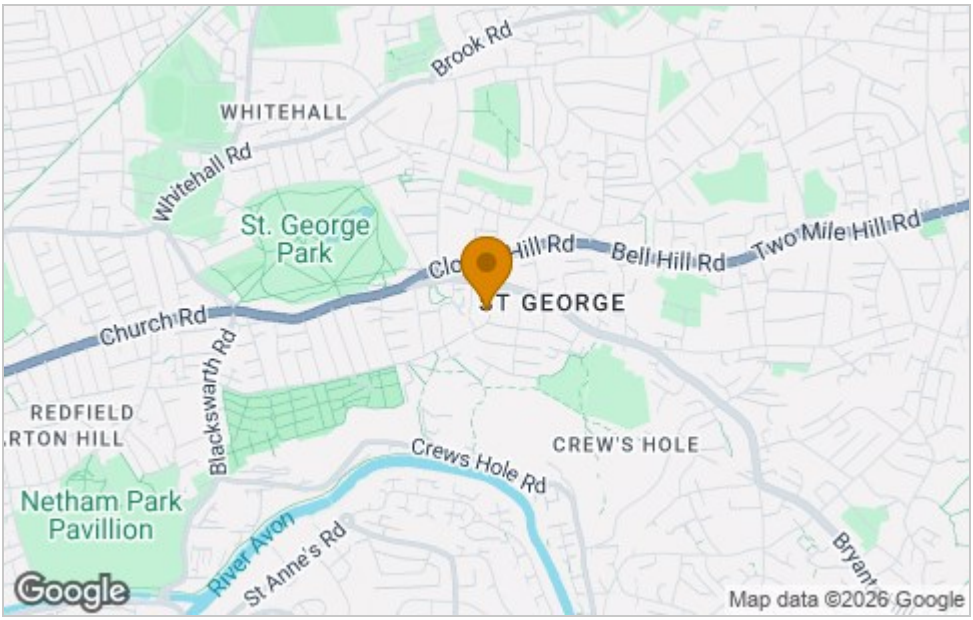
Above are 2 good sized double bedrooms, a spacious traditional style bathroom with separate bath and large walk in shower cubicle and Scandinavian style stairs to a loft room above (see notes).

Further benefits include stripped and varnished floorboards, stained glass, an

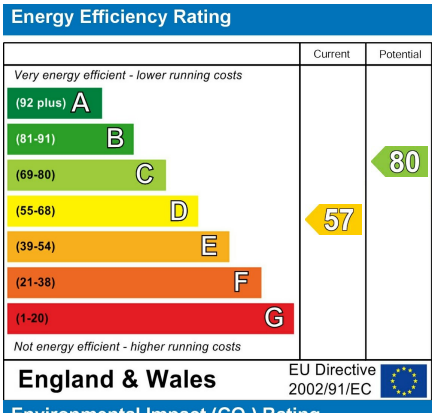
- PERIOD STYLE HOME WITH LOTS OF CHARACTER
- LOUNGE / DINER WITH WOOD BURNING STOVE AND STRIPPED FLOORS
- 2 DOUBLE BEDROOMS AND UPSTAIRS BATHROOM WITH WALK IN SHOWER
- DOUBLE GLAZED, GAS CENTRALLY HEATED & OVERHAULED ROOF
- WESTERLY FACING LAWNED REAR GARDEN
- RETAINED AND ENHANCED FEATURES
- MODERN STYLISH KITCHEN / BREAKFAST ROOM 20 FT APPROX
- LOFT ROOM (SEE NOTES IN DESCRIPTION)
- SEPERATE HOME OFFICE / LAUNDRY ROOM
- POPULAR LOCATION CLOSE TO ST GEORGES PARK

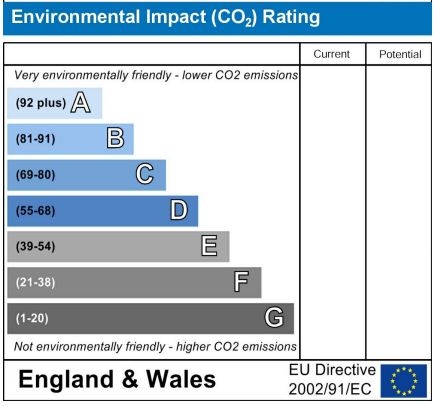
Floor Plan

Area Map



Energy Efficiency Graph





Viewing

Please contact our House + Co Property (Sales) Office
on 0117 907 0020 if you wish to arrange a viewing appointment for this property
or require further information.

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