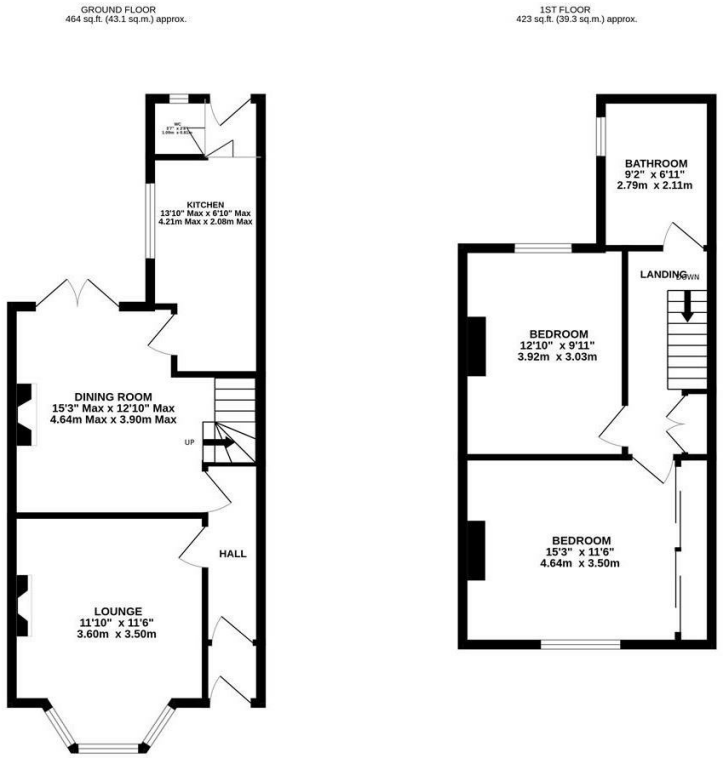
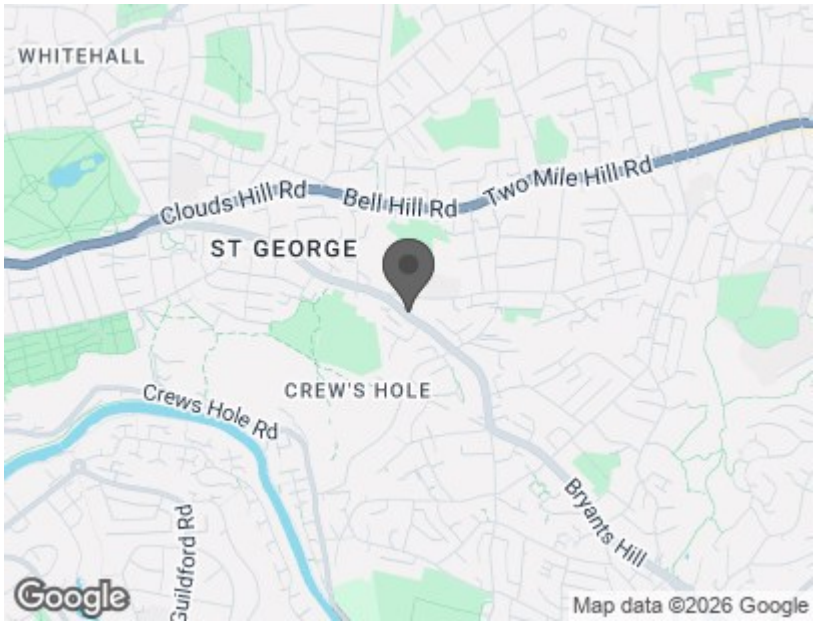
FLOOR PLAN

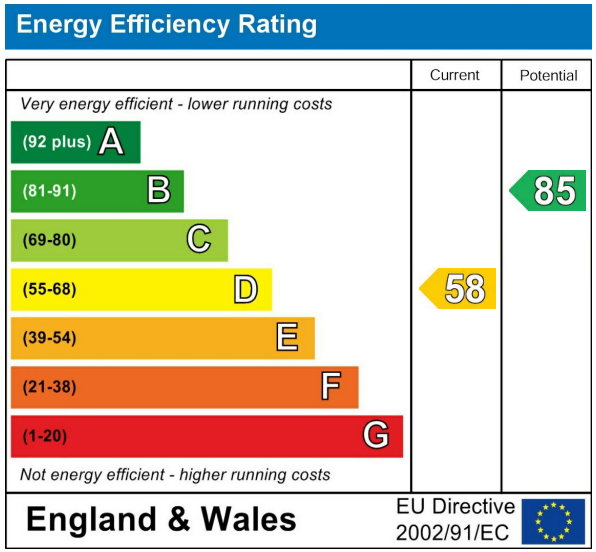


TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP





M Coleman ESTATE AGENTS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



M. Coleman ESTATE AGENTS

AIR BALLOON ROAD

ST GEORGE, BRISTOL, BS5 8LD

ASKING PRICE £300,000

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GROUND FLOOR

Entrance Hall

Lounge
11'9" x 11'5"

Dining Room
15'2" max x 12'9" max

Kitchen
13'9" max x 6'9"

Rear Lobby

Cloakroom
3'6" x 2'7"

FIRST FLOOR

Landing

Bedroom One
15'2" x 11'5"

Bedroom Two
12'10" x 9'11"

Bathroom
9'1" x 6'11"

OUTSIDE

Front Garden

Rear Garden

A traditional two bedroom middle terrace home, located in an elevated position on the popular Air Balloon Road. With its charming stone elevations and prime location near the amenities of St George & Redfield, this property offers a perfect blend of traditional character and modern comfort.

Step inside to a welcoming entrance hall that leads to two generous reception rooms. The front lounge boasts a classic bay window and ornate ceiling coving, whilst the dining room benefits a stylish Minster fireplace housing a log burner and French doors that give access to the garden.

The galley style kitchen has been thoughtfully designed to maximise space and offers a range of wall and base units with spaces for a cooker, american style fridge/freezer, washing machine and wine fridge. A bi-fold door gives access to a lobby used as a larder by our seller and a two piece ground floor cloakroom.

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Upstairs, you'll find two generously sized double bedrooms, the principal room benefitting from fitted wardrobes providing ample storage space.
The generous bathroom occupies what would have once been a third bedroom and offers a four piece white suite to include a bath and shower enclosure.

Externally, the walled rear garden is a true oasis, each level offering a different seating area to capture sun throughout the day. This peaceful retreat is perfect for unwinding after a long day. There is also a handy storage shed.

Conveniently located with direct transport links to Bristol City Centre, perfect for busy commuters.
This home is sure to be popular with first time buyers looking to be close to the hustle and bustle of Church Road as well as those looking to be close to the tranquil green spaces of Trooper Hill Nature reserve, Dundridge Park and St George Park.











