



67, Marling Road, St George, Bristol, BS5  
7LN

£349,950



Offered with no onward chain, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to modernise and add value. The ground floor features an entrance hallway, a spacious lounge/diner, and a kitchen. Upstairs, you will find three well-proportioned bedrooms and a family bathroom. The property benefits from uPVC double glazing, gas central heating, and gardens to the front, side, and rear. A driveway provides off-street parking for two vehicles and leads to a larger-than-average garage. For those looking to extend, the generous side plot offers fantastic potential for a side extension (subject to planning permission). Ideally located, the home is well placed for local amenities, shops, schools, and convenient bus routes into Bristol City Centre. This is a fabulous opportunity to put your own stamp on a property. Early viewing is highly recommended.

### Entrance

The entrance to the property is through a Upvc double glazed door with obscure glazed panel and matching side panel to the hallway.

### Entrance Hallway

Staircase to the first floor, radiator, doors to the lounge and kitchen.

### Lounge/Diner

24' 1" x 10' 2" widest point (7.35m x 3.11m)  
Upvc double glazed windows to the front and rear, feature fireplace, laminate flooring two double radiators.

### Kitchen

10' 6" x 7' 4" (3.21m x 2.23m)  
Upvc double glazed window and Upvc double glazed door to the rear, range of wall and base units with rolled edge work surfaces, stainless steel sink unit, space for a fridge/freezer, space for electric cooker, stainless steel cooker hood, space for as washing machine, double radiator, wall mounted gas boiler.

### First Floor Landing

Doors to the bedrooms and bathroom, access to loft space.

### Bedroom One

12' 0" x 8' 10" (3.66m x 2.70m)  
Upvc double glazed window to the front, radiator, fitted wardrobes.

### Bedroom Two

11' 10" x 9' 5" (3.60m x 2.88m)  
Upvc double glazed window to the rear, radiator, large built in storage cupboard.

### Bedroom Three

8' 11" x 7' 1" (2.73m x 2.15m)  
Upvc double glazed window to the front, double radiator, laminate flooring.

### Bathroom

6' 4" x 5' 5" (1.94m x 1.66m)  
Upvc double glazed obscure window to the rear, panel bath, WC, pedestal wash hand basin, radiator, fully tiled walls.







### Front Garden

The front garden is enclosed by a low boundary wall with gated access to a pathway leading to the front door. There is gated access to a driveway located to the side of the property which provides off street parking for two cars. The driveway leads to a larger than average garage.

### Rear garden

The rear garden is enclosed and private, it has been laid to decking (in need of attention), there is a courtesy door to the garage and gated access to the driveway.



### Tenure

Freehold

### Local Authority

Bristol City Council

### Council Tax Band

Council Tax Band C



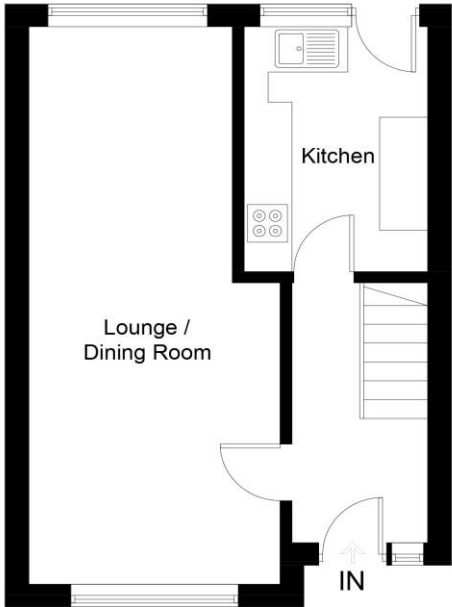
EPC AND FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

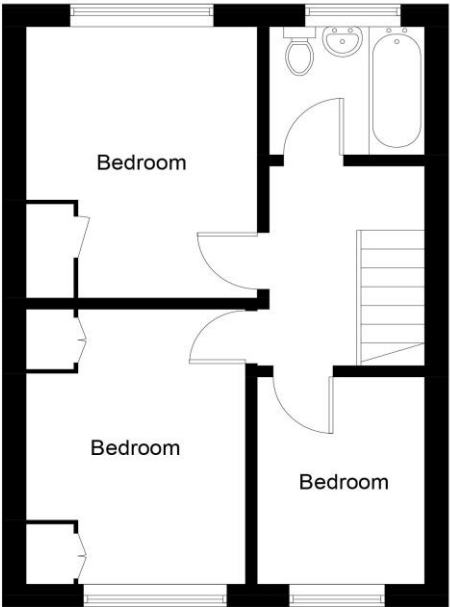
The graph shows this property’s current and potential energy rating.

67 Marling Road

Approximate Gross Internal Area = 73.2 sq m / 788 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1274280  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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