

Loft Room
 8'0" x 6'5" (2.44m x 1.96m)
 Shower Room
 11'0" x 7'6" (3.37m x 2.29m)
 Bedroom
 12'11" x 9'0" (3.94m x 2.76m)
 Bedroom
 9'10" x 8'6" (3.00m x 2.60m)
 Landing
 6'11" x 6'5" (2.12m x 1.98m)
 Shower Room
 16'1" x 11'0" (4.91m x 3.36m)
 Kitchen/Dining Room
 15'1" x 10'5" (4.61m x 3.18m)
 Living Room
 Hallway



- Victorian double-bay villa
- Spacious kitchen/dining area
- Living room
- Two bedrooms
- Downstairs and upstairs shower rooms
- Converted loft with skylights
- Enclosed courtyard rear garden
- Beautifully presented throughout

PROPERTY TYPE House - Terraced
BEDROOMS 2
RECEPTION ROOMS 2
BATHROOMS 2
EPC RATING
COUNCIL TAX BAND B

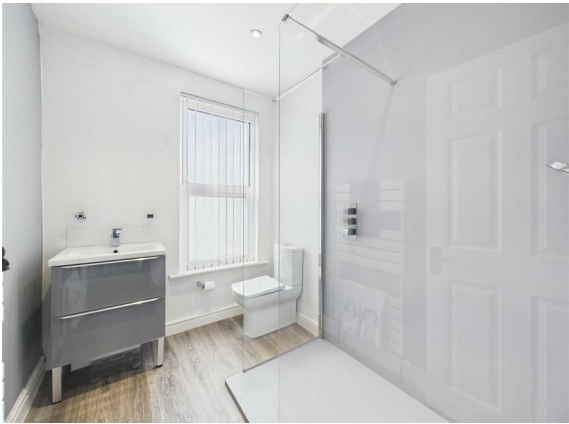


A well proportioned and well presented Victorian double bay villa.

Entrance hallway, kitchen/dining area, living area, downstairs shower room plus sun room.

At the first floor are two bedrooms and a family shower room. The addition of a converted loft with staircase leading up and skylights.

To the rear is a pleasant enclosed courtyard style garden.



the location

Set in the ever pop district of St George and within a pleasant characteristic feel of an older style home. St. Georges park with its Victorian boating lake is a short walk away and the facilities of nearby Church Road with its range of shops, bars and cafes are readily accessible. There is a frequent local bus literally at the end of the road with easy access to Bristol and Bath.

what the owners will miss

"We love living in the house because of its high ceilings and spacious rooms and because of all the memories we have made from living here for nearly 50 years, we love the log burner in the living room, we will miss the sun shining in the bedroom first thing on a morning and the view over Bristol from the loft room and also sitting in the garden when the wisteria is in flower."

just a thought...

Behind this modest but pleasant façade lies a deceptively spacious and well presented young family home with super courtyard garden. One that must be viewed!