

Ground Floor

Living Room: 9'10" x 11'1" (3.02 x 3.39 m)

Dining Room: 13'4" x 11'1" (4.08 x 3.64 m)

Kitchen: 7'8" x 12'1" (2.34 x 3.68 m)

Bathroom: 5'7" x 8'10" (1.72 x 2.71 m)

Landing: 7'1" x 3'0" (2.18 x 0.94 m)

Bedroom: 13'4" x 10'1" (4.08 x 3.33 m)

Bedroom: 7'4" x 14'7" (2.25 x 4.46 m)

Approximate total area: 755 ft² / 70.1 m²

Calculations reference the RICS IPMS 3c standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFEE 360



PROPERTY TYPE House - Terraced

BEDROOMS 2

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



Well presented, two bedroom Victorian single bay villa set a stones throw from St George Park.

With entrance hallway lounge separate dining room and kitchen to the ground floor.

To the first floor there are two bedrooms and a bathroom. With double glazing and gas central heating the property also has an enclosed courtyard rear garden.

Viewing recommended.



the location

Sloan Street is situated within easy reach of local shops and amenities of Church Road plus regular transport links in to the City Centre. Close to greenspace of St George Park and Troopers Hill Nature Reserve. Bristol 1.8 miles Bath 10.3 miles

*Offered for sale
with no onward
chain!*

just a thought...

If you hadn't considered St George before this could be the one! With an amazing park on your doorstep, a great range of local facilities and a short bus ride into Cabot Circus and Bristol Harbourside.