17 St. Annes Road, St. George, Bristol, BS5 8RB

£295,000 Freehold

DW SMITH EST 19 99

- Victorian double bay home
- Two double bedrooms
- Spacious through lounge/dining room
- Kitchen
- Bathroom
- Enclosed rear garden
- Brick-built garden store
- Fresh neutral decoration throughout
- No onward Chain!





Hallway

Lounge/Dining Room
27'1" x 9'7" (8.26m x 2.93m)

Kitchen
17'4" x 5'3" (5.30m x 1.61m)

Landing

Bedroom
13'1" x 11'9" (3.99m x 3.60m)

Bedroom
12'0" x 8'11" (3.66m x 2.74m)

Bathroom
9'0" x 6'2" (2.75m x 1.89m)

Garden Store
13'8" x 7'5" (4.19m x 2.28m)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

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PROPERTY TYPE House - Terraced

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B





A well presented two double bedroom Victorian double bay style home in a super convenient location.

Entrance hallway, through lounge/dining room and kitchen at the ground floor.

At the first floor are two well proportioned bedrooms and a bathroom.

There rear is an enclosed rear garden leading to a brick built garden store.

With recently fitted carpets, fresh neutral decoration throughout and gas central heating.











the location

Set a short distance from the facilities of Hanham High Street, there is a range of green walks nearby including Magpie Bottom Nature Reserve, Troopers Hill and Conham Vale. The independent shops of Church Road and St. George plus St. Georges park are a short distance away. There is a frequent bus route literally at the end of the road giving access to Bristol City Centre.



Offered for sale with no onward chain!

just a thought...

Behind this pleasant characterful front lies a well proportioned and well presented character home. Genuinely an internal inspection is wholeheartedly recommended.