



- Lounge
- Kitchen
- Conservatory
- Two bedrooms
- Gas central heating
- Enclosed rear garden
- Garage and off street parking
- Viewing advised

8 Preacher Close, St George, Bristol, BS5 8RA
Offers In Excess Of £290,000 Freehold

Entry
14'6" x 11'10" (4.44m x 3.61m)

Living/Dining Room
11'9" x 7'11" (3.59m x 2.43m)

Kitchen
11'1" x 8'3" (3.38m x 2.54m)

Sunroom
11'3" x 8'9" (3.45m x 2.69m)

Landing
11'5" x 6'4" (3.48m x 1.94m)

Bedroom
7'11" x 5'0" (2.42m x 1.53m)



PROPERTY TYPE House - Semi-Detached
BEDROOMS 2
RECEPTION ROOMS 0
BATHROOMS 1
EPC RATING C
COUNCIL TAX BAND B



Well presented modern style home with garage and off street parking.

Entrance porch, pleasant lounge, kitchen and conservatory.

At the first floor are two bedrooms and a bathroom.

Externally, is an enclosed rear garden, with patio and lawned area.



Benefits from off street parking and a garage!



the location

Conveniently placed a short walk from Hanham high street, and its range of local shops and amenities. Magpie Bottom nature reserve is literally across the road, and there are further green spaces and walks at nearby Hanham Woods, Conham River Park and Troopers Hill Nature Reserve. There is a frequent local bus service, offering good access to the city centre. Bristol 2.9 miles 9.2 miles

just a thought...

If you hadn't considered this area before, this could be the one! A bright and well presented house, in great location, enclosed garden, off street parking and an adjoining garage. Viewing recommended.