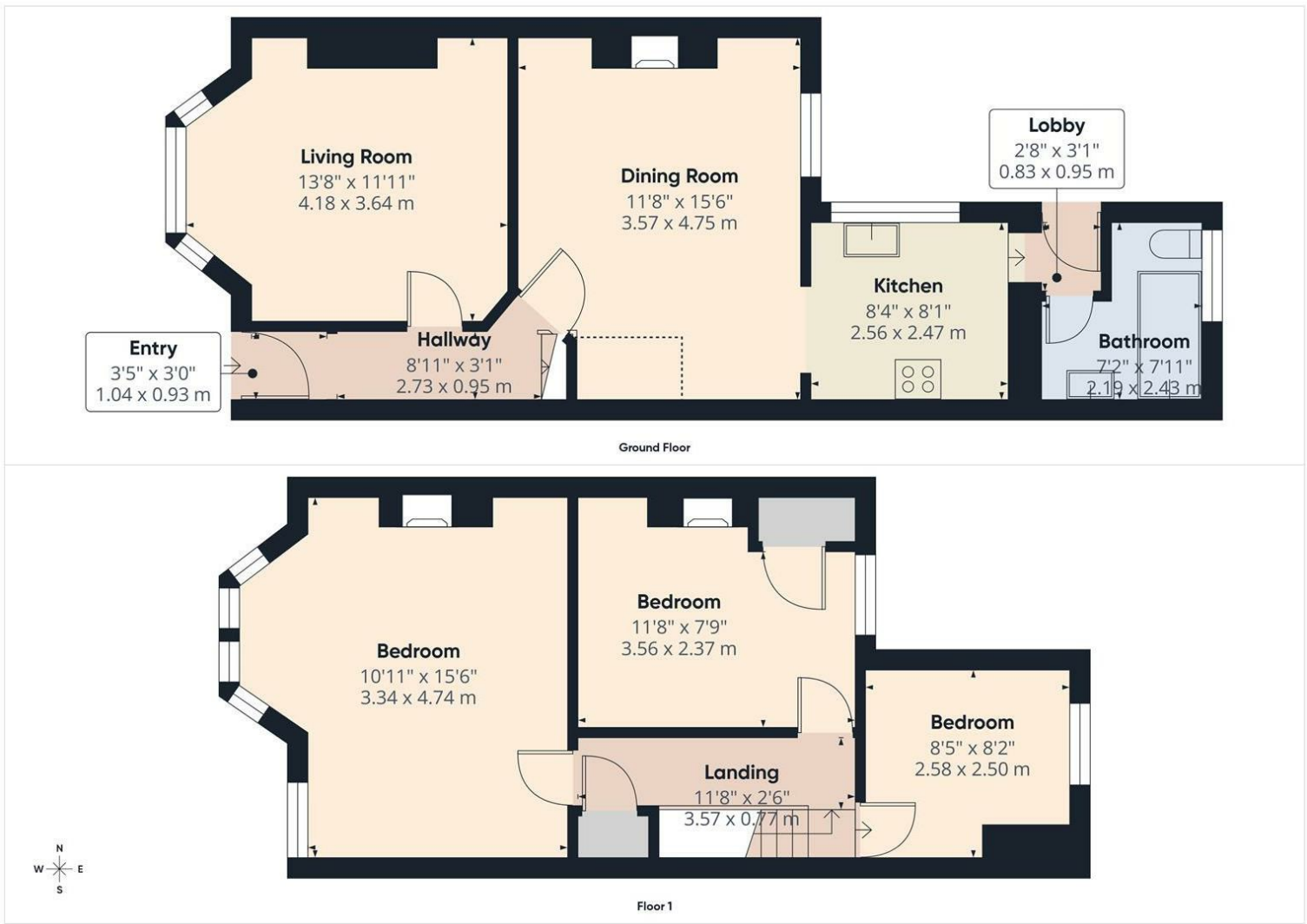
59 Bryants Hill, St George, Bristol, BS5 8QZ

Offers In Excess Of £300,000 Freehold

DW SMITH EST 19 99



- Living room
- Dining area
- Modern kitchen
- Downstairs bathroom
- Three bedrooms
- Gas central heating
- Pleasant garden to rear
- No onward chain!



Entry

Hallway

Living Room
13'8" x 11'11" (4.18m x 3.64m)

Dining Room
15'7" x 11'8" (4.75m x 3.57m)

Kitchen
8'4" x 8'1" (2.56m x 2.47m)

Lobby

Bathroom
7'11" x 7'2" (2.43m x 2.19m)

Landing

Bedroom
15'6" x 10'11" (4.74m x 3.34m)

Bedroom
11'8" x 7'9" (3.56m x 2.37m)

Bedroom
8'5" x 8'2" (2.58m x 2.50m)

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.

DW Smith & Company, 54 High St, Hanham, Bristol BS15 3DR **TEL** 0117 967 0900
EMAIL enquiries@youridealhome.co.uk **WEB** dwsmithandco.co.uk

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PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B





Well proportioned double bay Victorian villa, entrance hallway, living room, dining area opening through to modern style kitchen, downstairs bathroom.

With three good size bedrooms at the first floor, the master having a large bay window, with views towards South Bristol.





The property benefits from a pleasant, enclosed rear garden featuring a paved patio area and decking, alongside a lawn. There is a large shed providing ample storage space, as well as secure rear access via a locked gate.

No chain!







the location

Set on the borders of St George and Hanham, this well placed home is ideal for first time buyers or the young family. Local shops and facilities of Hanham high street are a few minutes walk away and the green space of Dundridge Farm and Magpie Pie Bottom nature reserve are both easily accessible.

Offered for sale with no onward chain.



just a thought...

This Victorian home offers spacious and gracious accommodation throughout. Ideally positioned with a wealth of amenities available in Hanham and Longwell Green, as well as nearby green spaces for outdoor enjoyment. A substantial home offered at a competitive price point.
Bristol City Centre 3.5 miles miles Bath 9.1 miles