5 Valma Rocks, St George, Bristol, BS5 8SY

Asking Price £315,000 Leasehold

DW SMITH EST 19 99



- Living room with double glazed sliding patio doors
- Kitchen/diner
- Three bedrooms
- Gas central heating
- Garage
- Enclosed rear garden with outstanding views
- Enclosed front garden
- Viewing advised



Hallway
11'11" x 5'9" (3.64m x 1.77m)

Kitchen
12'10" x 8'9" (3.93m x 2.68m)

Living Room
14'11" x 12'1" (4.55m x 3.69m)

Landing

Bedroom
12'9" x 8'11" (3.90m x 2.72m)

Bedroom
11'7" x 8'9" (3.54m x 2.69m)

Bedroom
9'0" x 5'8" (2.75m x 1.73)

Bathroom
7'6" x 5'8" (2.31m x 1.74m)

Leasehold - 1000 years from 31 October 1969

Ground Rent - £10.50 per annum

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

DW SMITH EST 19 99

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B





A well presented semi detached family home in enviable location.

Entrance hallway, living room with double glazed sliding doors and panoramic views, kitchen/diner, three bedrooms and an upstairs family bathroom.

Externally, is a really pleasant gated, enclosed front garden with decent sized access leading to the rear garden. The rear garden consists of a decked area, with a second astro turfed section, enclosed and child friendly, with outstanding views over the River Avon and Crews Hole, and Troopers Hill Nature Reserve to the right.

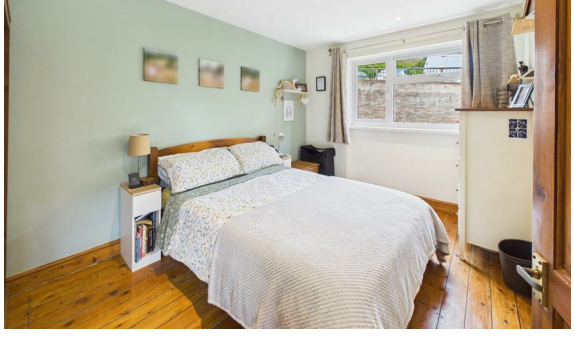






the location

Fabulous location, a short walk from the River Avon, Crews Hole, Conham River Park and the amazing Troopers Hill Nature Reserve, with its stunning elevated walks. A real sense of living in a green and tranquil space, yet within excellent access to local amenities and Bristol city centre. Tucked away in a quiet location this is genuinely one not to be missed! Bristol 2.9 miles Bath 9.9 miles



what the owners will miss

Emily and I have loved our property, we entered as young professionals and now leaving with two beautiful girls. Valma Rocks, is a welcoming neighbourhood, with great neighbours we now count as friends. We will miss most the location and its amazing view of the city. We were blessed every year with spectacular fireworks displays from our garden at new year, fireworks night and various events....not to mention the iconic Bristol balloons we see when ever the weather allowed. Lastly, the sunsets, with a garden that gives us sunlight right until the last ray, we could take a beautiful sunset photo every night



just a thought...

If you hadn't considered this area before, this could be the one! Outstanding views, great location, lovely gardens, excellent presentation and a garage - all offered at a competitive price point.