Blue Sky
SALES • LETTINGS • MANAGEMENT

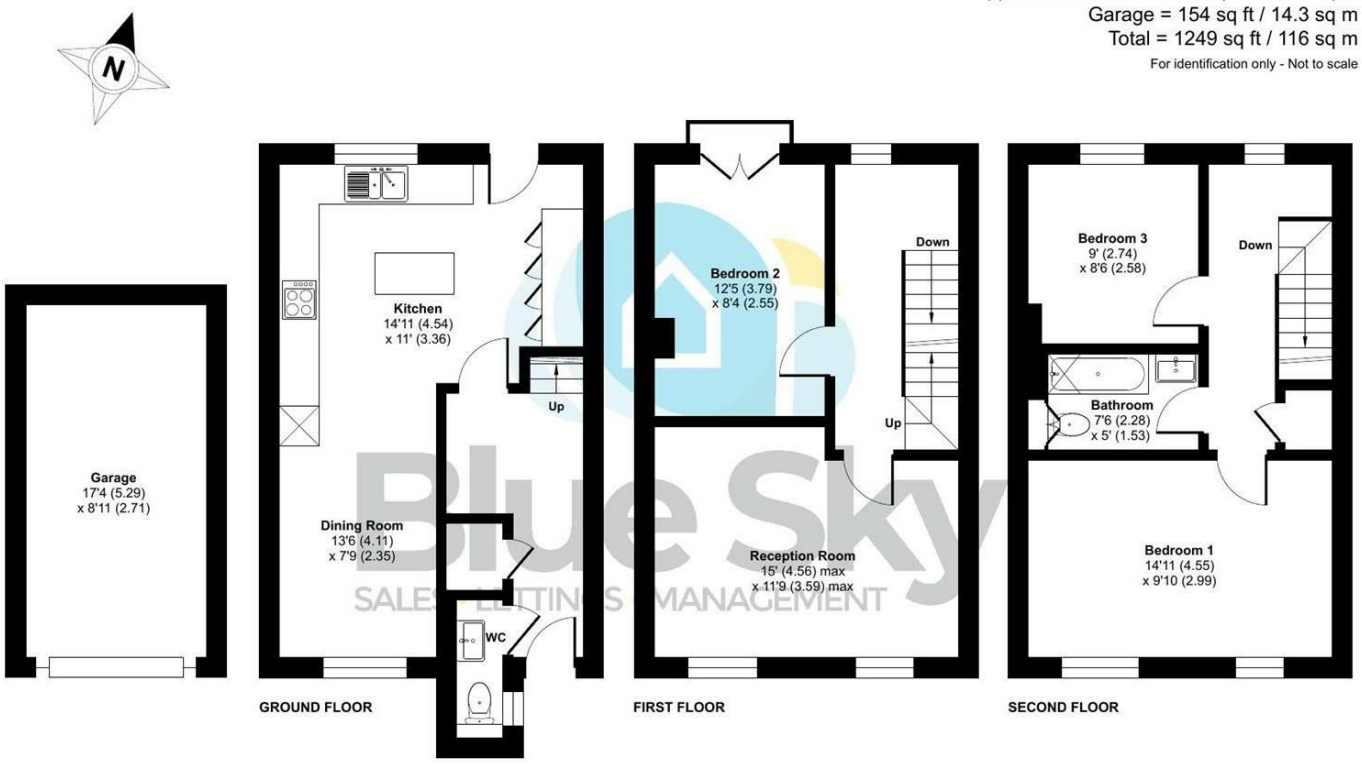
29 St. Georges Avenue, St. George, Bristol, BS5 8DD

Offers In Excess Of £375,000



Georges Avenue, St. George, Bristol, BS5 8DD

Approximate Area = 1095 sq ft / 101.7 sq m
Garage = 154 sq ft / 14.3 sq m
Total = 1249 sq ft / 116 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1542161

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28 Ellacombe Road, Bristol, BS30 9BA

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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



3 2 2 D

Council Tax Band: D | Property Tenure: Freehold

SPACE GALOUR OVER THREE FLOORS! Nestled in the desirable area of St. Georges Avenue, St. George, Bristol, this charming mid-terrace townhouse offers a perfect blend of comfort and convenience. Upon entering, you are greeted by a welcoming hall that leads to a cloakroom, enhancing the practicality of the home. The heart of the house is undoubtedly the impressive kitchen/diner, which is perfect for entertaining guests or enjoying family meals. The first floor boasts a lounge, ideal for relaxation, along with a well-proportioned second bedroom. Ascending to the second floor, you will find bedroom one, bedroom three and the family bathroom, ensuring that everyone has their own private space. Outside, the property benefits from both front and rear gardens, providing a lovely outdoor area for gardening or simply enjoying the fresh air. Additionally, there is parking available for two vehicles and a garage, which is a rare find in this sought-after location. Residents will appreciate the proximity to picturesque riverside walks and Troopers Hill, perfect for outdoor enthusiasts. Furthermore, the property offers excellent access to the city, making it an ideal choice for those who wish to enjoy both the tranquillity of suburban living and the vibrancy of urban life. This delightful three-bedroom townhouse is a fantastic opportunity for anyone looking to settle in a welcoming community with all the amenities at their fingertips.





Entrance Hall
Double glazed door to front, radiator, wall panelling, storage cupboard with power & plumbing for washing machine, stairs to first floor landing.

Cloakroom
Double glazed window to side, W.C, wash hand basin, fuse board, radiator, splash backs.

Kitchen
14'11 x 11' (4.55m x 3.35m)
Double glazed window to rear, double glazed door to rear, wall and base units, worktops, ceramic one and a half bowl sink and drainer, tiled splash backs, double electric oven, five gas ring hob, cooker hood, extractor fan, space for dishwasher, space for large fridge/freezer, storage cupboards, wall unit housing gas combi boiler, feature island with storage.

Dining Room
13'6 x 7'9 (4.11m x 2.36m)
Double glazed window to front, radiator, open to kitchen.

First Floor Landing
Double glazed window to rear, radiator, stairs to second floor landing.

Lounge
15' max x 11'9 max (4.57m max x 3.58m max)
Two double glazed windows to front, two radiators, fire surround.

Bedroom Two
12'5 x 8'4 (3.78m x 2.54m)
Double gazed French door to rear, Juliet balcony, radiator, wood effect flooring.

Second Floor Landing
Double glazed window to rear, radiator, over stairs storage cupboard with shelves and power, loft access (loft with drop down ladder and part boarded).

Bedroom One
14'11 x 9'10 (4.55m x 3.00m)
Two double glazed windows to front, radiator.

Bedroom Three
9' x 8'6 (2.74m x 2.59m)
Double glazed window to rear, radiator.

Bathroom
7'6 x 5' (2.29m x 1.52m)
Wash hand basin, W.C, built in storage cupboard, spotlights, enclosed bath with shower over, shower screen, tiled flooring, part tiled walls, heated towel rail, extractor fan.

Front Garden
Canopy over front door, light, pathway to front door, lawn area, hedge to front, gas and electric meters.

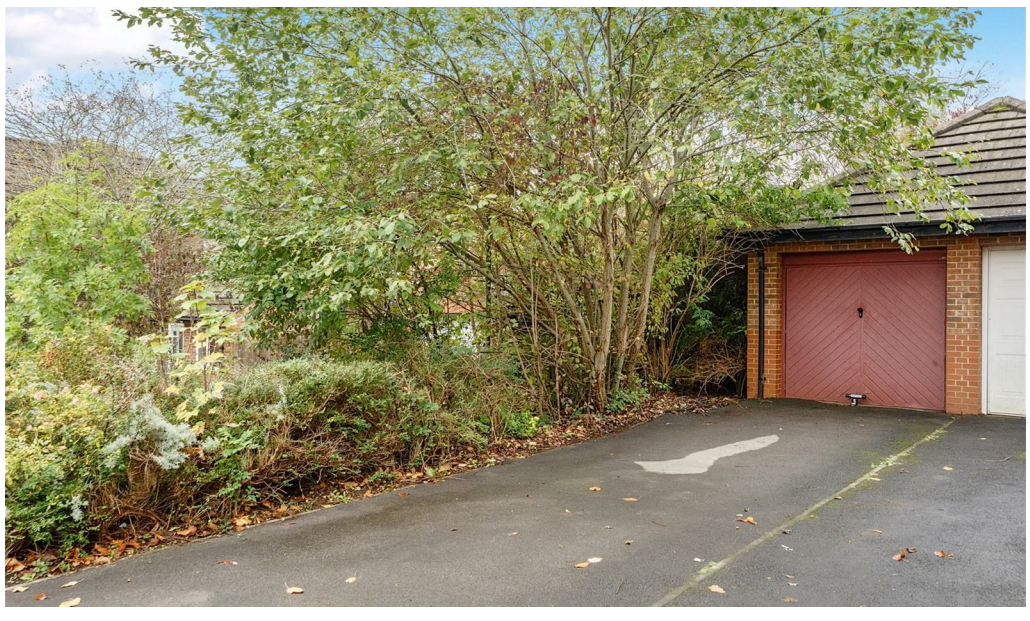
Rear Garden
Enclosed rear garden, decking area, outside tap, bin store, raised border with decorative chippings and shrubs, laid to lawn, pathway to rear gate.

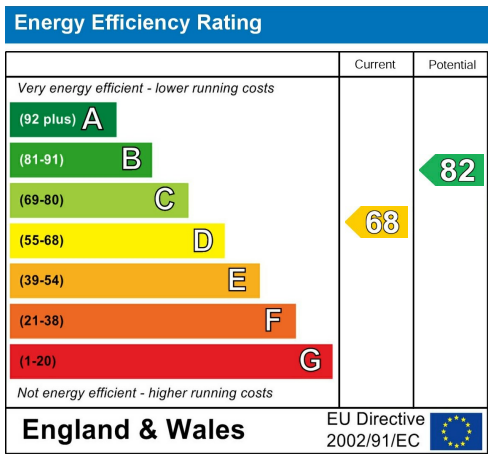
Garage
17'4 x 8'11 (5.28m x 2.72m)
Up and over door to front, eaves storage. Garage located just down from the property.

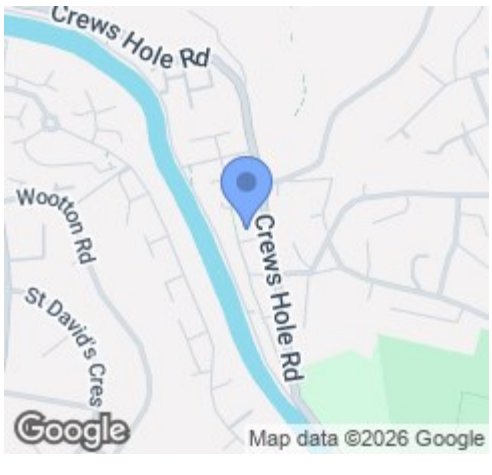
Driveway Parking
Space for two cars, tandem parking. Trees and shrubs to side of the driveway and garage. Driveway located just down from the property.

Agent Note
Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









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