17 Cromwell Road, St. George, Bristol, BS5 7NA

£325,000 Freehold

DW SMITH EST 19 99



- Victorian double bay villa
- Living Room
- Kitchen/dining room
- Two bedrooms
- Family bathroom and en suite
- Enclosed rear garden with side access



Hallway

Living Room
14'5" x 10'1" (4.41m x 3.08m)

Kitchen/Dining Room
15'11" x 12'7" (4.86m x 3.86m)

Sun Room
9'9" x 5'9" (2.98m x 1.76m)

Landing

Bedroom
10'8" x 7'7" (3.27m x 2.33m)

En Suite
6'1" x 4'0" (1.86m x 1.22m)

Bedroom
12'7" x 9'10" (3.85m x 3.01m)

Bathroom
9'6" x 5'6" (2.92m x 1.70m)

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 - End Terrace

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND B

If you wish to proceed with an offer on this property, we are required to undertake Anti-Money Laundering (AML) checks in line with HMRC regulations. These checks are carried out by our compliance partners, Coadjute, and are subject to a fee.



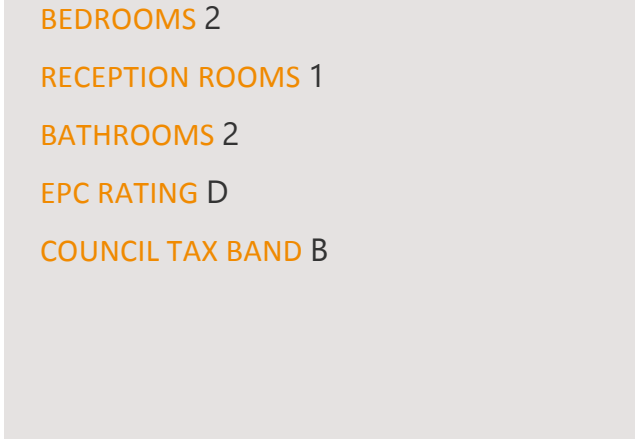


Well presented double bay Victorian villa.

Entrance hallway, living area, open plan kitchen/dining room leading to the sun room.

Pleasant enclosed courtyard garden with a shed and side access.

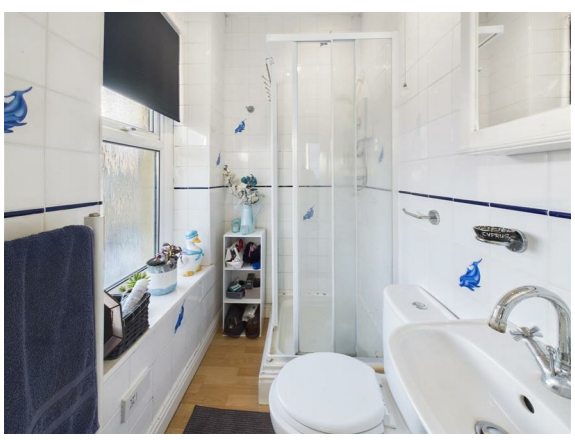
At the first floor are two good size bedrooms and a family bathroom and en suite.











the location

Set in the ever popular district of St. George, a short distance from the shops and cafes of Church Road and the lovely St. George's Park with its Victorian boating lake and access to Bristol City Centre via its frequent bus service. Bristol 2.7miles Bath 10.6miles

what the owners will miss



just a thought...

If you are looking for character and charm in a great location at a competitive price point, this home should be viewed. With pleasant décor, lovely court yard garden, bathroom and shower room, this home is an ideal opportunity.