117 Bryants Hill, St George, Bristol, BS5 8RG

£290,000 Freehold

DW SMITH EST 19 99



- Cottage-style end of terrace home
- Two double bedrooms
- Separate Lounge and kitchen
- Family bathroom and en suite
- Sun-filled rear garden
- Offered with no onward chain



Hallway

Kitchen
14'3" x 9'3" (4.36m x 2.84m)

Living Room
13'0" x 10'9" (3.97m x 3.30)

Bathroom
7'3" x 6'3" (2.21m x 1.93m)

Landing

Bedroom
13'8" x 8'10" (4.18m x 2.70m)

En Suite
6'11" x 2'5" (2.11m x 0.75m)

Bedroom
10'0" x 9'4" (3.07m x 2.87m)

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

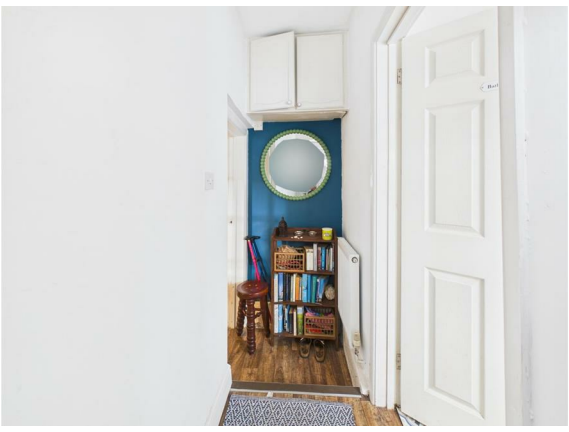
RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B





Cottage style end of terrace home full of period features, with entrance hallway, family bathroom, kitchen, separate lounge, two double bedrooms and en-suit in the master bedroom.

Sun filled rear garden.

Offered for sale with no onward chain!











the location

The property is in St George which is a vibrant East Bristol hub centred around the bustling Church Road, which offers a mix of artisan bakeries like The Loaf, craft pubs, and independent cafes. Outdoor life is anchored by the historic St George Park—complete with its lake and tennis courts as well as the nearby Troopers Hill Nature Reserve for panoramic city views. The location is highly practical for commuters, featuring frequent bus links to the city centre and easy access to the Bristol to Bath Railway Path for cyclists.

what the owners will miss

I purchased the house because we were having to move our daughter back to Bristol after a life changing illness which left her disabled. She wanted a quirky cottage with a garden for her dog and Bryants Hill certainly filled the bill. Two large bedrooms to allow friends to come and stay. Near Magpie Bottom nature reserve to walk the dog. Gardens front and back. Close to shops, eateries and take always in Hanham High Street and The Kingsway. Right next to a bus stop to allow easy access to the city. Sadly she has deteriorated in the last ten years and despite adaptations the cottage is no longer suitable for her needs. She still loves the area and we are moving her to a flat on the level in Hanham.



just a thought...

Being offered chain free, in a fantastic location and having all the character, this could be the property for you!