



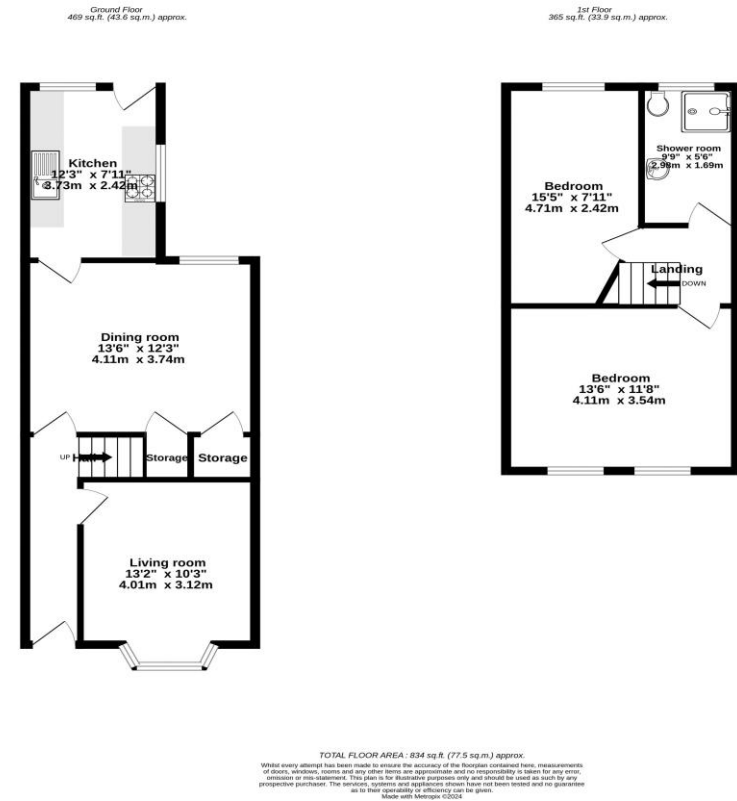
- Victorian terrace requiring updating
- Two bedrooms
- First floor bathroom

- Two reception rooms & separate kitchen
- Enclosed rear garden
- Great location close to St George' park

Parks Estate Agents are delighted to offer for sale this two bedroom Victorian terraced house located on a highly sought after residential street in St George, just off the beautiful St George Park. Not only is one of Bristol's most loved parks on your door step but Church Road is just a short stroll away and offers an ever growing list of exciting places to eat, drink and shop.

Access to the city centre is made easy with regular local buses, a convenient train station and the Bristol to Bath cycle network.

This property requires updating throughout but offers well set out accommodation including two reception rooms, separate kitchen, two bedrooms and a first floor bathroom. The property is gas centrally heated and we are advised the boiler was installed May 2023. Further benefits include a low maintenance rear garden.



Please note:

1. The photographs may have been taken using a wide angle lens.
2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular interest to you.
3. We endeavour to make our sales details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.
4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property is still available. This is particularly important if you are contemplating travelling some distance to view the property.
5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.