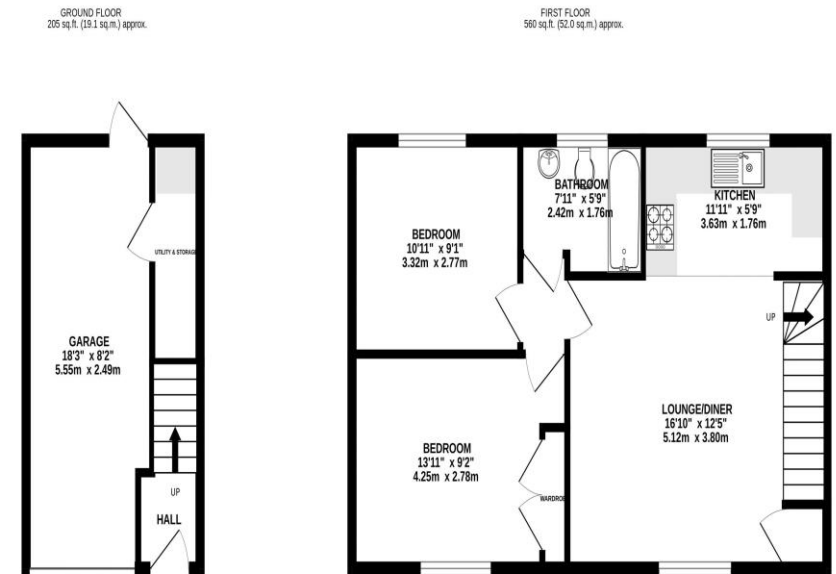




- Two Bedroom Coach House
- Popular St George Location
- Close to the Park

- Open Plan Living Space
- Modern Bathroom
- Spacious Garage with Utility Space

Parks Estate Agents are delighted to welcome you into this wonderful two bedroom coach house close to the wonderful St George Park. Located in popular BS5 with all that Church Road has to offer this lovely home really is a must view. As you enter the property you will find an open plan kitchen/ living area with dual aspect windows which makes the room beautifully light. This is a fabulous space for every day living and entertaining alike. You will further discover two good sized double bedrooms, one of which has inbuilt storage space and a modern well presented bathroom. The property also boasts a driveway in front of the very generous garage which is perfect for those sports enthusiast buyers or those looking for a workshop space. Within the garage there is also a utility space that houses the washing machine and the boiler and provides even more storage space. This is a perfect property for first time buyers and investors so please call to arrange your viewing slot.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.