



- 3 Bedroom Victorian Style Home
- Close to St George Park
- Fabulous Living Room with Bay Window

- Open Plan Kitchen Dining Space
- Private West Facing Garden
- Upstairs Bathroom

Parks Estate Agents are delighted to welcome you into this wonderful 3 bedroom home full of character and charm. Located on a popular street in vibrant St George, this property is a stone's throw from arguably one of the most beautiful parks in Bristol. A wealth of amenities and attraction are close by, including the independent shops and eateries that Church Road has to offer, along with riverside walks and easy access to the city centre.

As you enter the property it is clear to see the love and creativity the current vendors have poured into their home. The property consists of a beautiful front reception room with bay window and gorgeous feature fireplace, the perfect place to relax of an evening. Following on through the property you will discover a fabulous open plan kitchen / dining space which looks out over the private west facing garden and provides the perfect entertaining space.

There is also understairs storage, while the long entrance hallway provides the perfect place to home your bike should you wish.

To the first floor you will find 3 bedrooms, two of which are doubles, a spacious landing area and family bathroom.

Please call the office to arrange your appointment to view this lovely home.



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.