



- **Lovely Period Property**
- **Significant Improvements By The Current Owners**
- **Great Location**

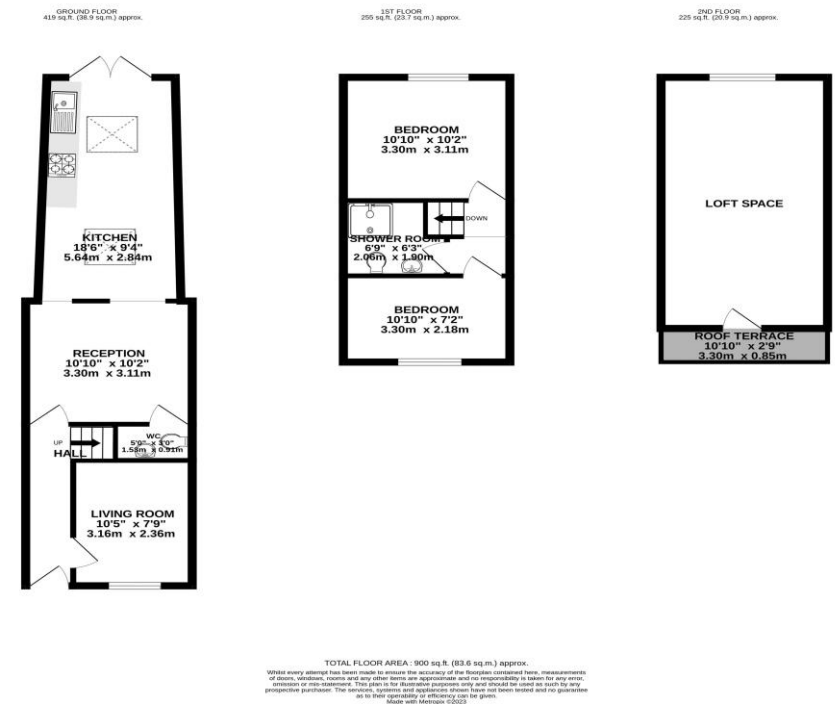
- **Extended Kitchen/Diner**
- **Two Bedrooms & Loft Room**
- **Bathroom & Cloakroom**

Parks Sales and Lettings are pleased to offer this delightful cottage that is presented to a high standard and has undergone significant improvements by the current owner with an extended kitchen, loft room and lovely garden this is one that must be viewed. Located in an excellent position for accessing Bristol City Centre with bus stops just down the road, the stunning St Georges Park just a 10 minute walk away and the vibrant Church Road high street with its awarding winning cafes and independent shops.

Accommodation comprises, front living room, dining room with wood burning stove, door to cloakroom and opening into a wonderful extended kitchen dining area with French doors that lead out onto a deck seating area with open views making this a really wonderful feature of this home.

To the first floor can be found two bedrooms family bathroom and access to a recently converted loft room which offers an excellent addition to this property.

This property further benefits from double glazing, gas central heating and a lovely long garden ready and waiting for someone to plant up and make more of a feature of together with shed. Sold with no onward chain, please call to book your viewing of 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.