



- Victorian Style Terrace
- Views Across St Georges Park
- Two Reception Rooms

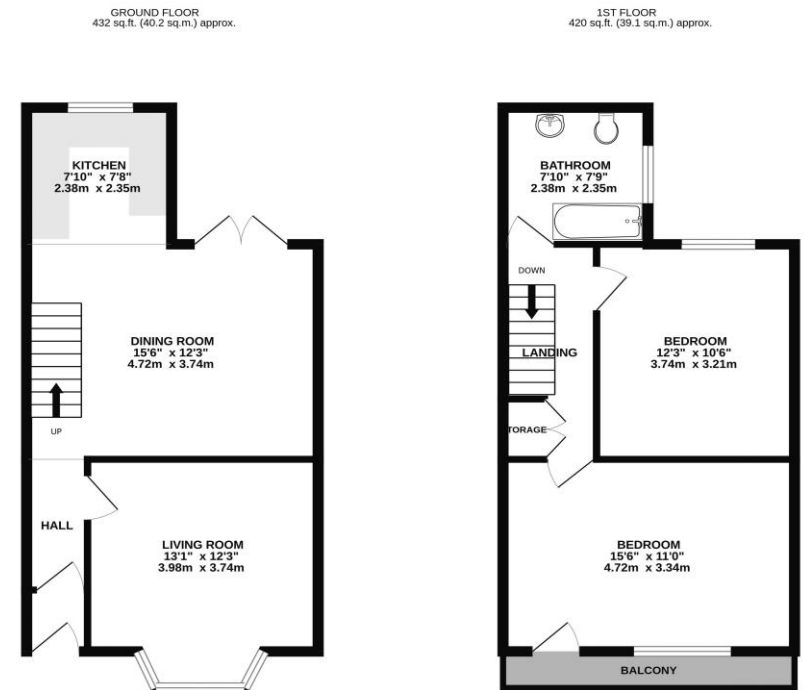
- Two Double Bedrooms
- Master Bedroom with Balcony
- Courtyard Garden

Parks Estate Agents, sales & lettings are delighted to offer for sale this stunning Victorian style terraced house located in a highly sought-after position overlooking St George' Park and closely located to all Church Road has to offer, including favourites like The Bristol Loaf, Red Church and Native Vine.

This spacious and well-presented property has versatile ground floor accommodation with separate reception rooms, the rear reception being open plan to the kitchen and French doors opening out to a west facing garden.

Accommodation comprises, entrance hallway, front sitting room, full width dining room with French doors to the garden and open plan to the kitchen, The living room has a bay window and stripped wooden floors. The accommodation continues on the first floor with a modern bathroom providing views over the city, a guest bedroom which easily accommodates a double bed, and a master bedroom at the front which enjoys the views on to St George' Park and the added benefit of an east facing balcony, perfect for your morning coffee.

Further benefits include an attractive low maintenance west facing courtyard style 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.