

estate agents **auCTIONEERS**

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3 Hill Street, St. George, Bristol, BS5 7QN
Offers In Excess Of £285,000

A spacious bay fronted Victorian home with huge potential and garden with rear access, situated in a sought after residential location

The Property

Offered to the market with no onward chain this charming Victorian property would make a fine family home subject to basic updating throughout.

To the ground floor there is a bright open plan dining/lounge area with bay window to front elevation which leads onto a practically appointed fitted kitchen which provides access to rear garden.

Upstairs, there are 2 fair sized double bedrooms, No 1 spanning the width of the property as well as a fully tiled family bathroom with mains fed shower over bath, basin with vanity storage and low level WC.

Externally the property benefits from a courtyard style garden with rear vehicular access.

Location

Situated on the ever popular Hill Street moments from St Georges Park and a short stroll away from an array of local amenities with Bristol City Centre approximately two miles away.

Please Note

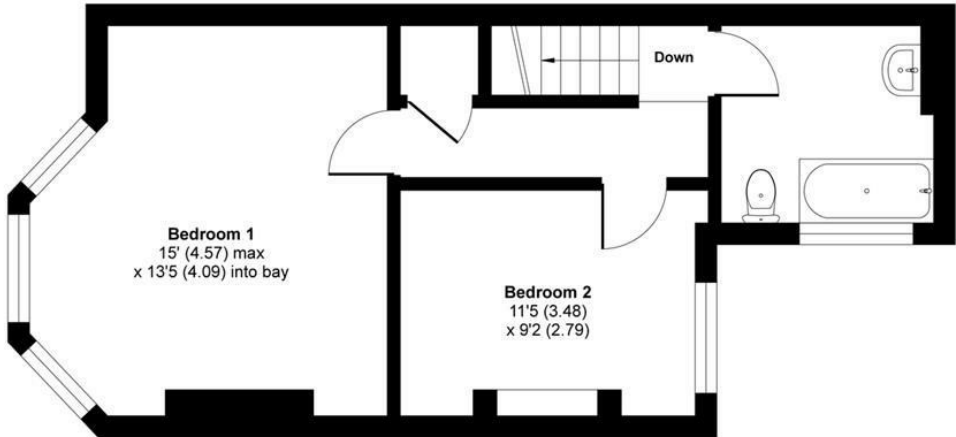
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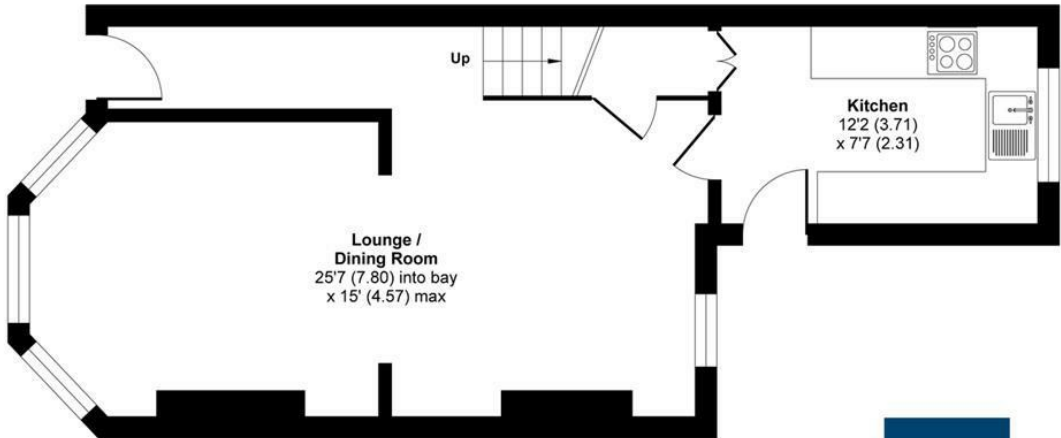
Hill Street, St. George, Bristol, BS5

Approximate Area = 896 sq ft / 83 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2021. Produced for Hollis Morgan. REF: 779920



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	85 65 EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	EU Directive 2002/91/EC

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