estate agents auctioneers
hollis morgan
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.

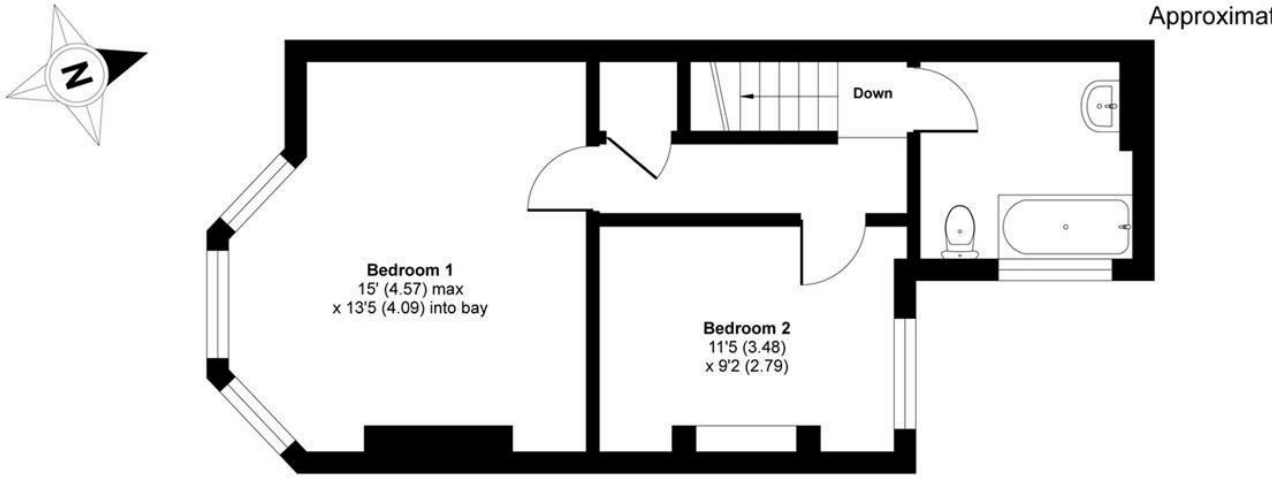
Location
Situated on the ever popular Hill Street moments from St Georges Park and a short stroll away from an array of local amenities with Bristol City Centre approximately two miles away.

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.

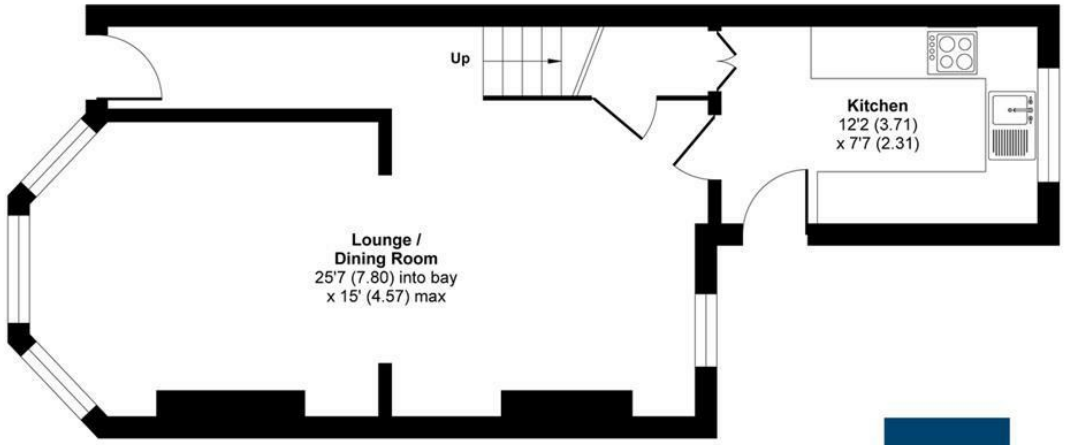
Hill Street, St. George, Bristol, BS5

Approximate Area = 896 sq ft / 83 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

RICS Certified Property Measurer

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

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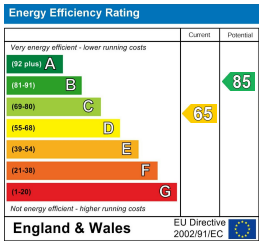

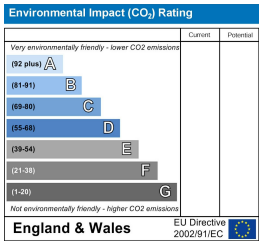

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