

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**

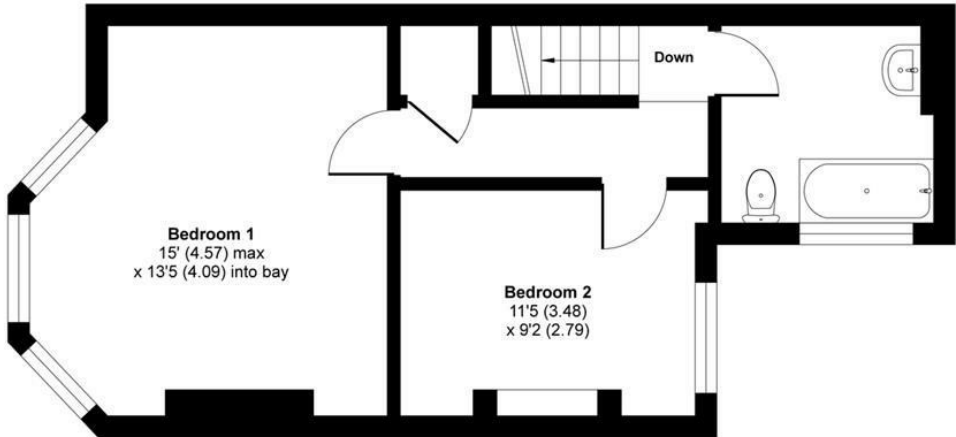
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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.



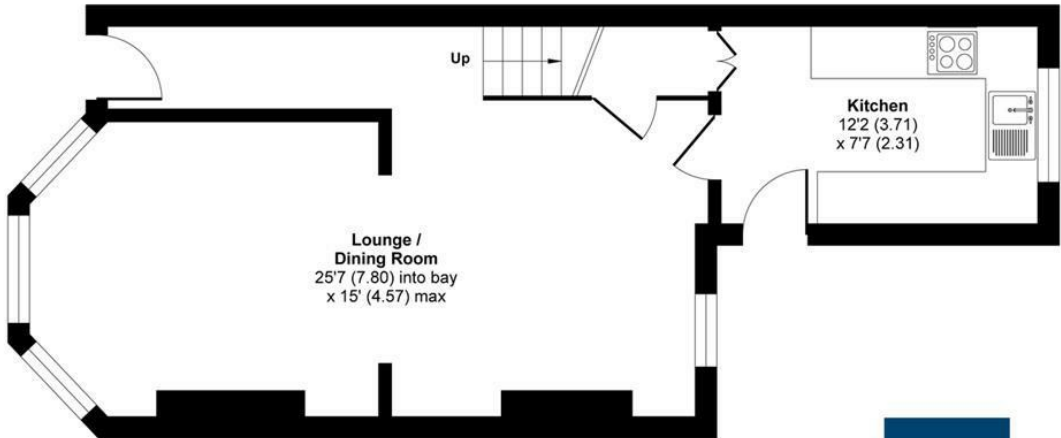
# Hill Street, St. George, Bristol, BS5

Approximate Area = 896 sq ft / 83 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)  
 Hollis Morgan Property Limited, registered in England, registered no 7275716  
 Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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

Environmental Impact (CO <sub>2</sub> ) Rating								
Current	Potential							
<table border="1"> <tr><td>(92 plus) A</td></tr> <tr><td>(81-91) B</td></tr> <tr><td>(69-80) C</td></tr> <tr><td>(55-68) D</td></tr> <tr><td>(39-54) E</td></tr> <tr><td>(21-38) F</td></tr> <tr><td>(1-20) G</td></tr> </table>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	
(92 plus) A								
(81-91) B								
(69-80) C								
(55-68) D								
(39-54) E								
(21-38) F								
(1-20) G								
Very environmentally friendly - lower CO <sub>2</sub> emissions Not environmentally friendly - higher CO <sub>2</sub> emissions								
England & Wales EU Directive 2002/91/EC								

hollis  
morgan

---