



John Wesley Road, Bristol, BS5

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Like what you see?



27 John Wesley Road, St. George, Bristol, BS5 8RL
Offers In Excess Of £300,000





Council Tax Band: B | Property Tenure: Freehold

Step into this wonderful period property to experience all it has to offer! Proudly set, and bordering desirable Hanham and St. George, this lovely mid terraced home is sure to create lots of interest. A number of popular schools are within the area, and Hanham High Street is within easy reach. With period features, this house has versatility and room for a family to enjoy. A rear garden provides that perfect haven in which to unwind, and has plenty of scope to create your own individual outdoor space. The front of the property enjoys low maintenance kerb appeal. A lounge area to the front of the property opens onto an inviting dining area. A separate kitchen is perfect for conjuring up those culinary delights. A bathroom completes the downstairs space. The first floor comprises two bedrooms with a further staircase takes you to the converted loft space.



Porch
Door to front with double glazed panels and fan light, part tiled walls, feature side glazed panel, tiled flooring, open to hallway.

Hallway
Opening from porch, stairs to first floor, door to dining room, radiator.

Lounge Area
11'2 x 10'11 (3.40m x 3.33m)
Double glazed window to front, TV point, ornamental fireplace, wooden flooring, arch through to dining area, radiator.

Dining Area
12'10 x 11'6 (3.91m x 3.51m)
French double glazed door to rear, ornamental fireplace, under stairs storage space, tiled floor, radiator, open to lounge area, door to kitchen.

Kitchen
11'8 x 7'5 (3.56m x 2.26m)
Double glazed window to side, loft access, a range of wall and base units with worktop over, tiled floor, Belfast style sink, space and plumbing for washing machine, space for fridge / freezer, part tiled walls, space for cooker, extractor over, door to bathroom.

Bathroom
7'5 x 7'3 (2.26m x 2.21m)
Obscure double glazed window to rear, part tiled walls, tiled floor, panelled bath with shower over, extractor, W.C, vanity wash hand basin, heated towel rail.

First Floor Landing
13'1 x 5' (3.99m x 1.52m)
Double glazed window to rear, doors to bedrooms one and two, stairs raising to Bedroom one.

Bedroom One
19' x 14'5 (5.79m x 4.39m)
Double glazed skylight to front and rear, single glazed panel from landing, part feature wall, storage cupboard housing boiler with slated shelving, radiator.

Bedroom Two
14'6 x 11'3 (4.42m x 3.43m)
Double glazed window to front, wooden floor boards, ornamental fireplace, radiator.

Bedroom Three
13'1 x 9'2 (3.99m x 2.79m)
Double glazed window to rear, laminate flooring, radiator.

Half Landing
4'11 x 8'2 (1.50m x 2.49m)
Double glazed window to rear, door to Bedroom one.

Rear Garden
Fully enclosed by boundary wall and fencing, shared access gate to neighbouring property, mainly laid to decking and block paving, flower bed, storage shed, power and outside tap.

Front Garden
Wall with railing, block paving and steps to front, Palm Trees, laid to decorative slate flower bed, outside tap



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			
		69	76
England & Wales		EU Directive 2002/91/EC	

