



Furber Vale, St George, Bristol, BS5

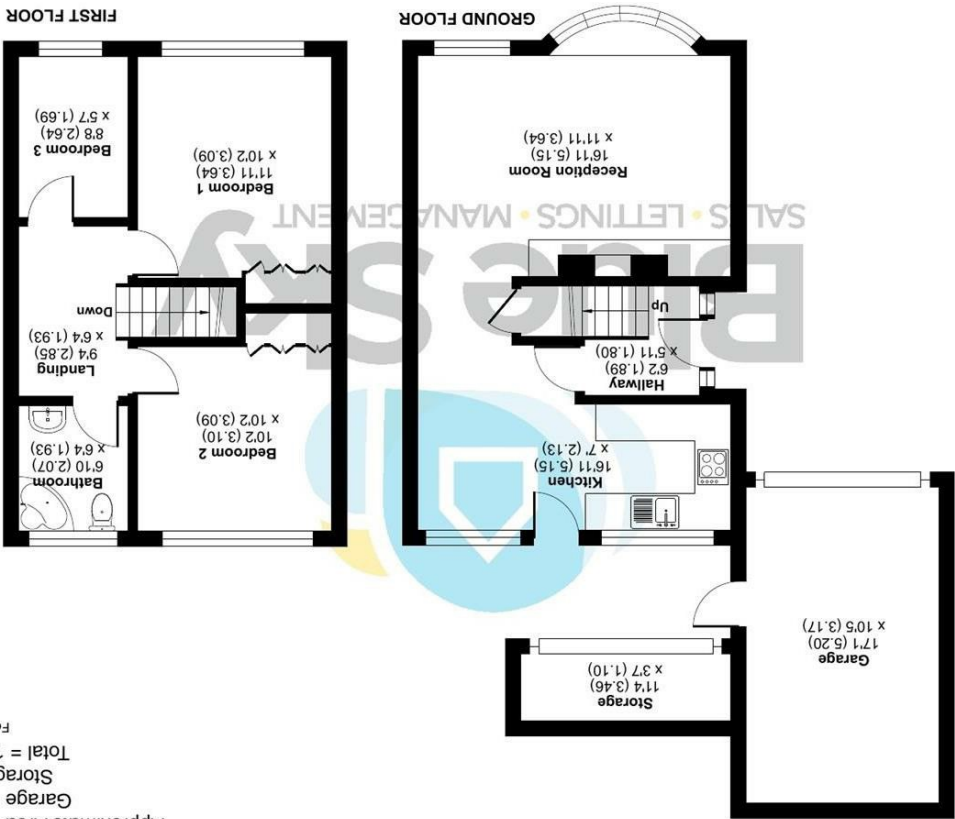
 Approximate Area = 865 sq ft / 80.3 sq m

 Storage = 177 sq ft / 16.4 sq m

 Storage = 41 sq ft / 3.8 sq m

 Total = 1083 sq ft / 100.5 sq m

 For identification only - Not to scale





Council Tax Band: C | Property Tenure: Freehold

NO CHAIN! PERFECT PROJECT!! Blue Sky are delighted to offer for sale this three bedroom end terrace home located in a cul-de-sac position on Furber Vale in St George. The property is ideally located close to the local amenities, schools, Hanham high street and offers good access to the city centre, ideal for commuters! This property has been well maintained by the current owner but still offers any potential buyer the opportunity to really make their mark! The accommodation comprises: entrance hall, lounge to front and kitchen/diner to the rear. On the first floor you will find three good size bedrooms and the bathroom. Externally the property offers a rear garden with lawn area and patio, front garden and garage and driveway parking! Sure to be popular, call today to arrange your viewing!



Entrance Hall

6'2" x 5'11" (1.88m x 1.80m)
Double glazed windows and door to side, radiator, stairs to first floor landing.

Lounge

16'11" x 11'11" (5.16m x 3.63m)
Two double glazed windows to front, radiator, feature gas fire.

Kitchen/Diner

16'11" max x 7'0" max (5.16m max x 2.13m max)
Double glazed door to rear, 2x double glazed windows to rear, under stairs storage cupboard housing fuse board, radiator, electric hob and oven, wall and base units with worktops over, cooker hood, sink and drainer, L shape, tiled splash backs, space for fridge, space for washing machine, space for dishwasher.

First Floor Landing

9'4" x 6'4" (2.84m x 1.93m)
Doors to first floor rooms.

Bedroom One

11'11" x 10'2" (3.63m x 3.10m)
Double glazed window to front, radiator, fitted wardrobes, side tables and drawers.

Bedroom Two

10'2" x 10'2" (3.10m x 3.10m)
Double glazed window to rear, radiator, storage cupboard, built in wardrobe,

airing cupboard housing gas combi boiler. loft access (ladder, boarded).

Bedroom Three

8'8" x 5'7" (2.64m x 1.70m)
Double glazed window to front, radiator.

Bathroom

6'10" x 6'4" (2.08m x 1.93m)
Double glazed window to rear, tiled walls, W.C, wash hand basin, corner bath with shower over, spotlights, heated towel rail, tiled flooring, bathroom cabinet.

Front Garden

Plants and shrubs, decorative chippings, block paved area.

Rear Garden

Outside tap, door to garage, pathway to lawn and patio, border of shrubs, under patio storage with sliding door.

Garage

17'1" x 10'5" (5.21m x 3.18m)
Up and over door to front, double glazed door to side, window to side, power and light.

Driveway

Block paved driveway parking to front.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

