Blue Sky
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27 John Wesley Road, St. George, Bristol, BS5 8RL

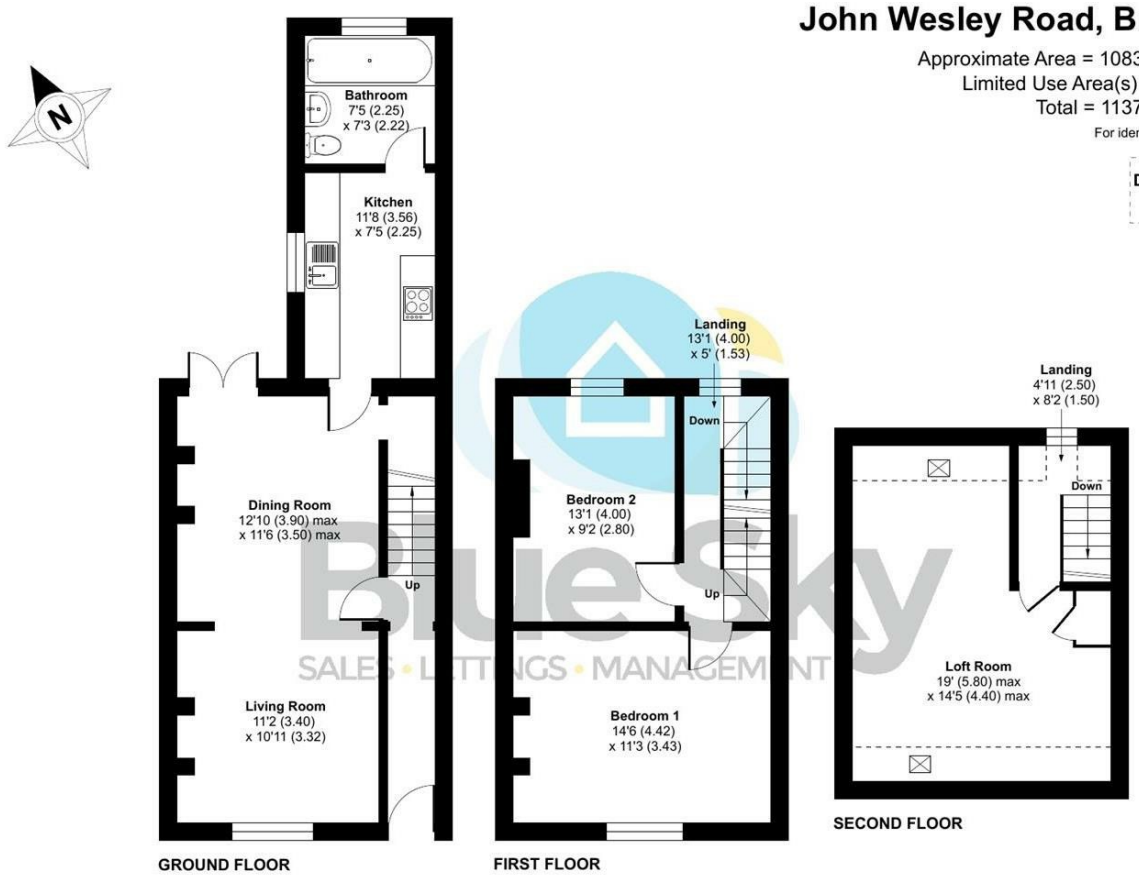
£289,950



John Wesley Road, Bristol, BS5

Approximate Area = 1083 sq ft / 100.6 sq m
Limited Use Area(s) = 54 sq ft / 5 sq m
Total = 1137 sq ft / 105.6 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1446479

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Like what you see?

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t: 0117 9328165
info@bluesky-property.co.uk
28 Ellacombe Road, Bristol, BS30 9BA

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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

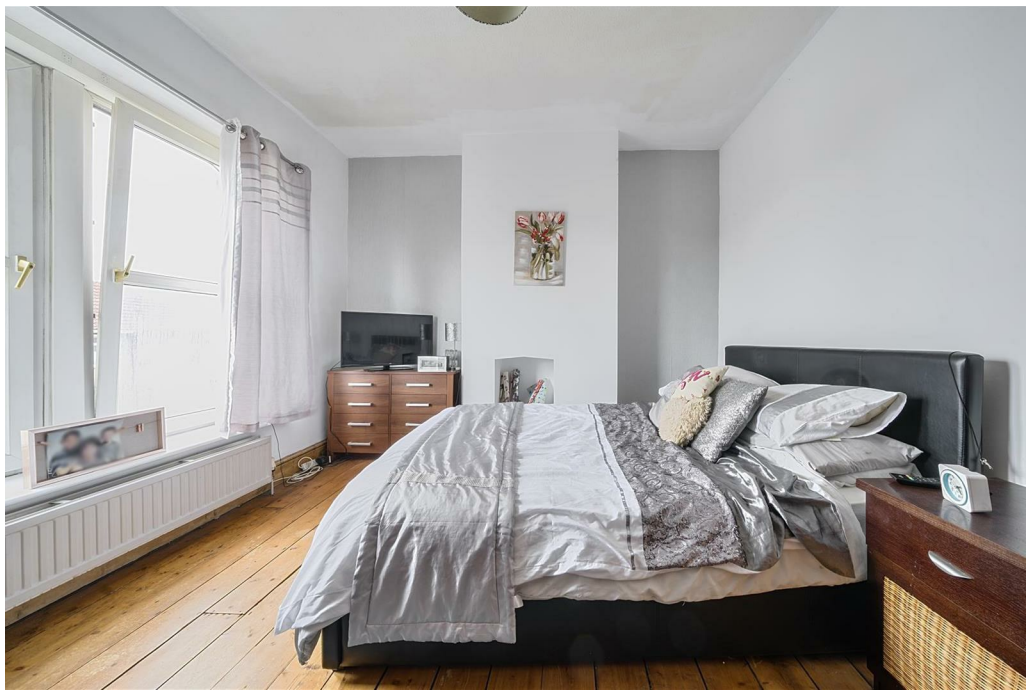


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Council Tax Band: B | Property Tenure: Freehold

TWO BEDROOM HOME WITH LOFT ROOM! 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 spacious loft room.





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 rai.

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

Bedroom Two
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.

Loft Area
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.

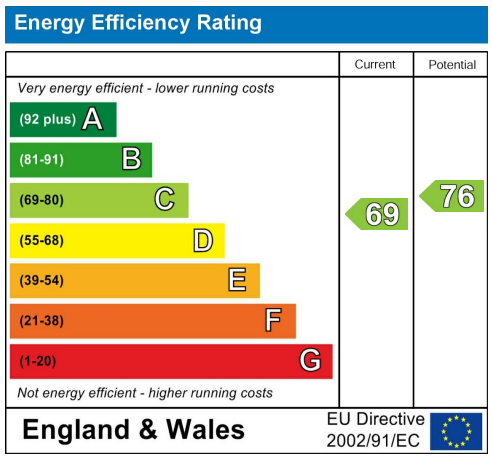
Rear Garden
Fully enclosed by boundary wall and fencing, shared access gate to neighbouring property, mainly laid to decking and block paving, flower bed, storage shed, power and outside tap.

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

Agent Note
Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









The Property Ombudsman

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