



MAGGS
& ALLEN

7 KENSINGTON ROAD
ST GEORGE, BRISTOL, BS5 7NB
Guide Price £350,000

A refurbished two-bedroom Victorian mid-terrace, located on a quiet road in the ever-popular St. George. Offered with no onward chain.

Approach

A smart exterior, classic in its appearance located on a quiet tree-lined road and with a small patio to front.

Ground Floor

Entering in via the front door, you will be greeted by a light and bright hallway with access to both reception rooms, and to the rear the kitchen.

A lounge with classic proportions and large bay window retains the original fireplace surround, cornicing, and picture rails and is an excellent blank canvass for perspective buyers. Sat behind this is the second reception room, which benefits from a south-facing aspect and view over the garden.

The kitchen is newly fitted with a range of matching base and wall-mounted units and integrated hob and oven, and in turn leads to a utility room and ground floor WC.

First Floor

Ascending to the first floor you will find two bedrooms. The first and largest of these is the master, spanning the width of the property with two windows including large bay inviting in plentiful natural light. Bedroom two is also a comfortable double.

A newly fitted bathroom at the rear of the property is fitted with shower-over-bath, WC, basin and heated towel rail all in a clean white finish.

Completing this floor is a handy storage cupboard located on the landing.

Externally

The property benefits from a southerly-facing garden, a real highlight meaning there is the potential for sun throughout much of the day and into the evening. The garden is divided across a patio area accessible from the kitchen, and a raised lawn area with sleeper steps and a newly fitted fence.

Location

St. George, on Bristol's vibrant eastern fringe, offers a blend of urban energy and peaceful green spaces away from the hustle and bustle. While connected to the city centre, approximately three miles distant, residents enjoy a metropolitan atmosphere.

The verdant St. George Park provides a leafy retreat, complementing the lively Church Road, a hub of independent bars, delis, and cafes. Excellent transport links, including bus routes and the scenic Bristol to Bath cycle path, ensure city access.

The walk from Troopers Hill with its far reaching views of the city leading to Conham River Park is especially popular, a real highlight of the area.

Schools

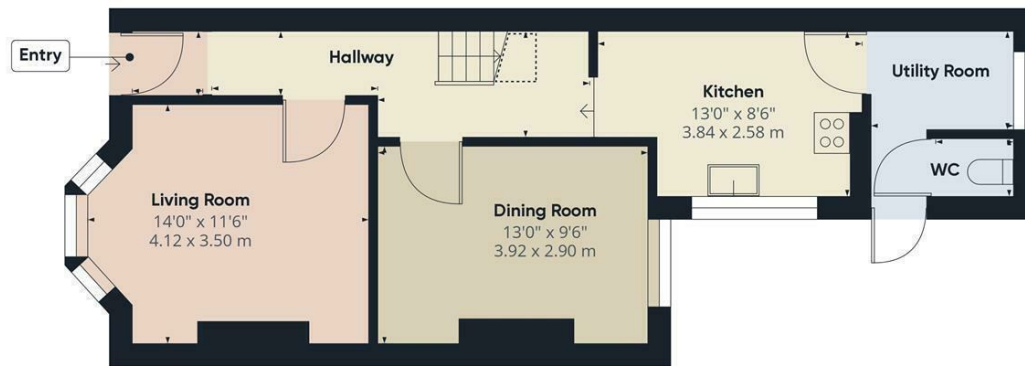
Air Balloon Hill Primary School - Distance: 0.2 miles

Summerhill Academy - Distance: 0.41 miles

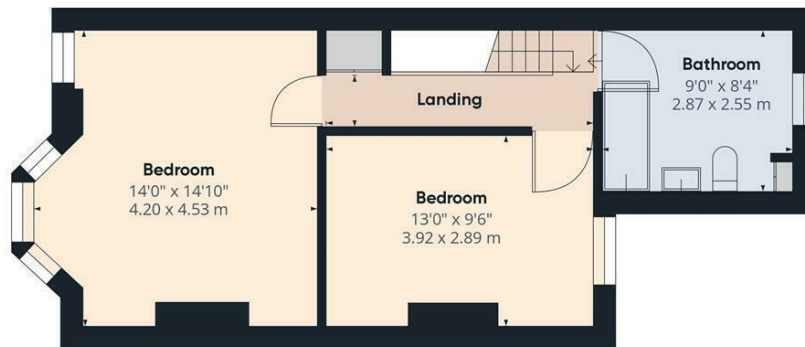
Bristol Brunel Academy - Distance: 0.43 miles

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
926.02 ft²
86.03 m²

Reduced headroom
9.15 ft²
0.85 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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- Refurbished Victorian mid-terrace
- Superb location on a quiet tree-lined road in St. George
- Popular green spaces and highly regarded schools nearby
- Two double bedroom
- Two reception rooms
- Southerly-facing garden
- Offered with no onward chain

Guide Price: £350,000

Tenure: Freehold

Council Tax Band: B

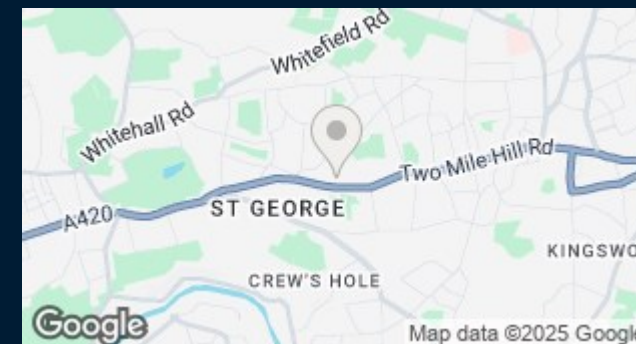
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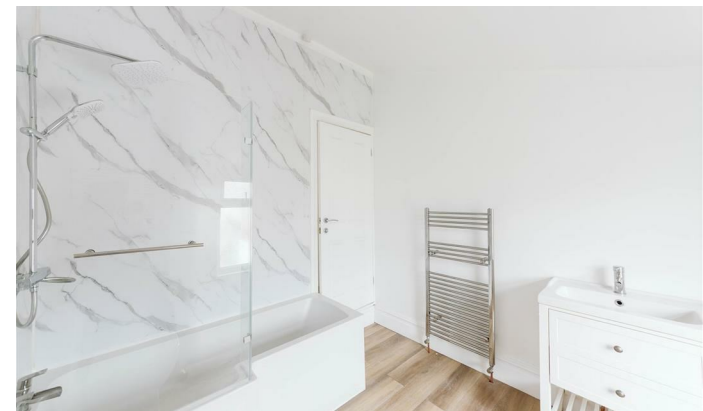
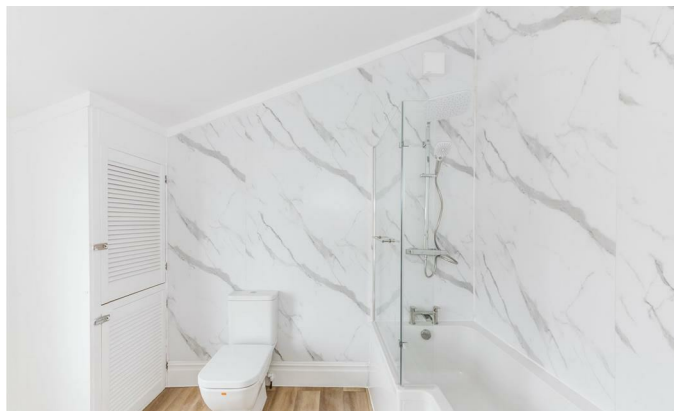
Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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