

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



- Hallway
- Living Room 16'10" x 11'10" (5.14m x 3.62m)
- Dining Room 10'1" x 8'11" (3.08m x 2.73m)
- Kitchen 15'3" x 8'11" (4.66m x 2.72m)
- Landing 10'1" x 10'1" (3.09m x 3.09m)
- Bedroom 12'2" x 10'1" (3.72m x 3.09m)
- Bedroom 12'7" x 10'2" (3.85m x 3.10m)
- Bedroom 12'2" x 10'1" (3.72m x 3.09m)
- Bedroom 8'7" x 6'3" (2.64m x 1.93m)
- Bathroom 6'9" x 6'3" (2.08m x 1.92m)
- Garage 17'9" x 8'9" (5.43m x 2.68m)



- Well presented semi-detached family home
- Spacious living room
- Separate dining area
- Three good-sized bedrooms
- Family bathroom
- Off-street parking
- Enclosed rear garden
- Garage
- Popular cul-de-sac setting

12 Furber Court, St George, Bristol, BS5 8PU
Asking Price £330,000 Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

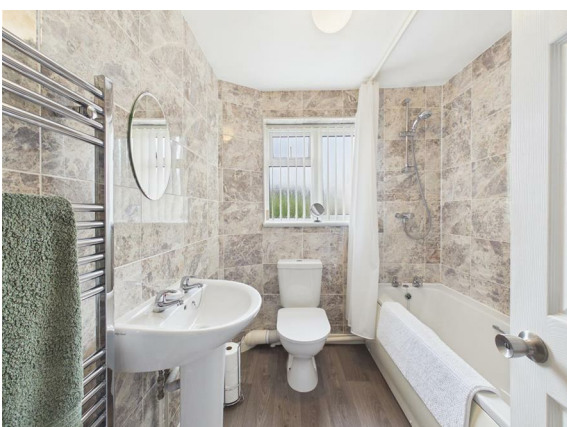
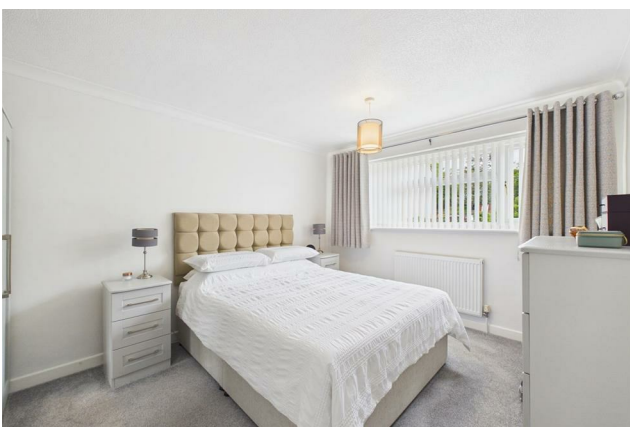
COUNCIL TAX BAND C



Well presented three bedroom semi detached family home set within a popular cul de sac location

Entrance hallway, living room, separate dining area, pleasant kitchen, three bedrooms and upstairs bathroom.

Off street parking with enclosed rear garden and garage.



the location

Conveniently placed for both access to Hanham and St George, the local facilities of Hanham high street are a short walk away. Troopers Hill nature reserve, Magpie Bottom nature reserve and Conham river park are all within easy striking distance. Also well placed for the commute to both Bristol and Bath. Bristol 3.8miles Bath 10.4miles

what the owners will miss

"We have been fortunate to call this house our home for the past 26 years, and have created many happy memories here. We love the space the house provides for everyday family life and get togethers. The home has a bright and welcoming feel and the location has everything we need. We hope the new owners will enjoy it as much as we have"



just a thought...

An early viewing is recommended to fully appreciate all this well presented home has to offer.