

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.

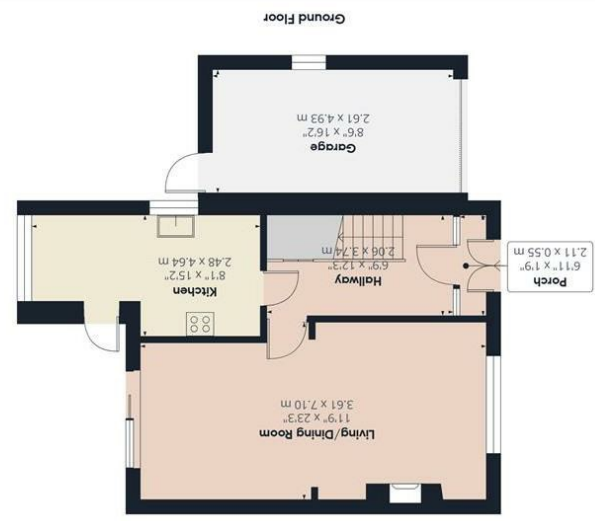
- Porch 6'11" x 1'9"
- Hallway 11'3" x 11'10" (7.10m x 3.61m)
- Living/Dining Room 15'3" x 8'1" (4.65m x 2.48m)
- Kitchen 16'2" x 8'6" (4.93m x 2.61m)
- Garage 11'3" x 11'1" (3.43m x 3.39m)
- Landing 11'5" x 9'4" (3.50m x 2.85m)
- Bedroom 8'6" x 7'6" (2.61m x 2.31m)
- Bedroom 7'5" x 5'6" (2.28m x 1.69m)

Approximate total area 1019 ft² 94.7 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and to scale. This floor plan is intended for illustration only.

GIRAFFE360

(1) Excluding balconies and terraces



- Fabulously presented family home
- Good-sized lounge through diner
- Lovely fitted kitchen
- Three bedrooms
- Off-street parking and garage
- Spectacular walled and terraced rear gardens
- Three separate seating areas in the garden
- Cul-de-sac location

31 Marion Walk, St George, Bristol, BS5 8LL
Offers In Excess Of £380,000 Freehold

PROPERTY TYPE House - Semi-Detached

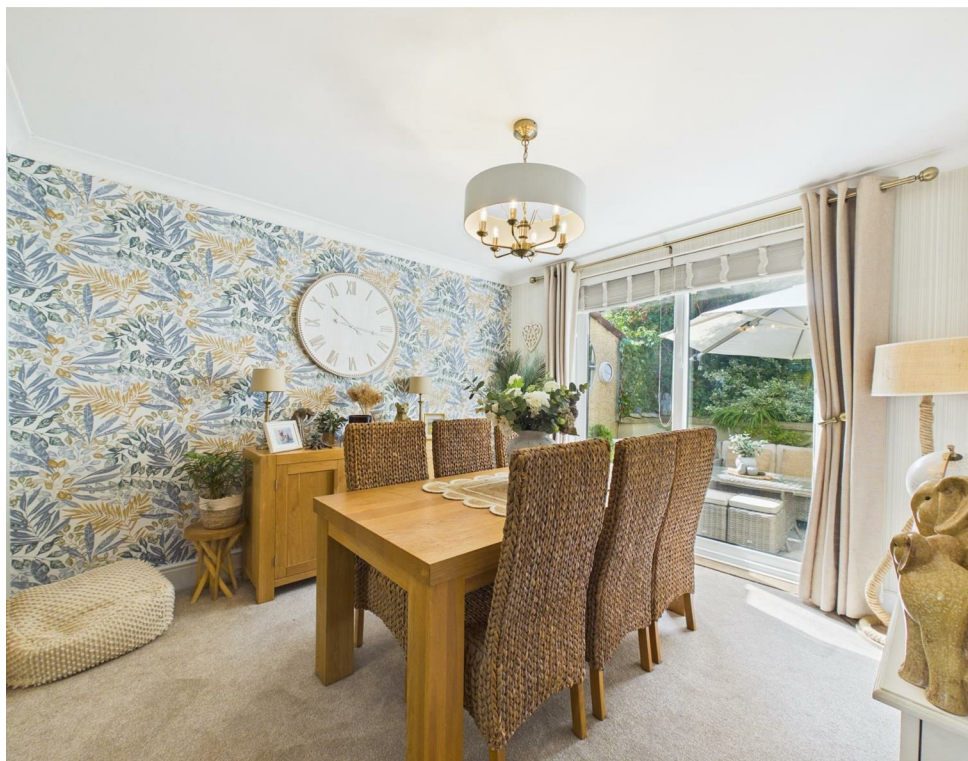
BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C

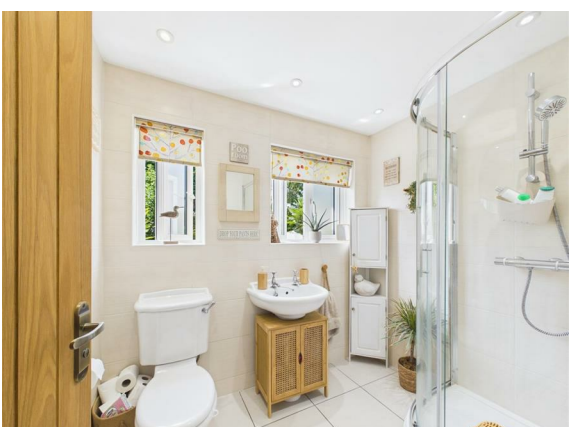


Fabulously presented, three bedroom family home in superb, cul de sac location.

Sumptuously decorated with good sized lounge through diner, lovely kitchen, three bedrooms and an upstairs family bathroom.

With off street parking to the front and a garage.

To the rear are spectacular walled and terraced gardens with an extensive range of mature trees and shrubs, set over three levels incorporating three seating areas and two lawned areas plus garden shed.



the location

Super, convenient location set between St George and Hanham. With green and wooded walks at Troopers Hill nature reserve down to Crews Hole and the River Avon literally on your doorstep. The property also offers excellent access to both Bristol and Bath. Despite its convenient location, the fabulous gardens transport you to a feeling of quiet seclusion in the country.

what the owners will miss

"We will miss everything about this lovely house. We have loved every minute of living here, but as we're getting older, we've decided it's time to downsize!"

just a thought...

If you thought the perfect mix of city and country living didn't exist, this is it! Fabulous location, with one of the best city gardens we have seen. This is genuinely one not to be missed!