12 St. Annes Close, St. George, Bristol, BS5 8DQ

£375,000 Freehold

DW SMITH EST 19 99



- Modern riverside townhouse
- Three bedrooms
- Kitchen/Dining Room
- Living Room
- Family bathroom and WC
- Driveway parking
- Enclosed paved rear garden.



Hallway

WC
5'4" x 2'1" (1.65m x 0.66m)

Kitchen/Dining Room
27'9" x 7'9" (8.48m x 2.37m)

Landing

Living Room
14'10" x 14'1" (4.53m x 4.31m)

Bedroom
9'10" x 8'3" (3.02m x 2.53m)

Landing

Bedroom
12'11" x 9'10" (3.96m x 3.02m)

Bedroom
8'11" x 8'4" (2.72m x 2.55m)

Bathroom
7'8" x 5'0" (2.34m x 1.52m)

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.

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PROPERTY TYPE House - End Terrace

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND D



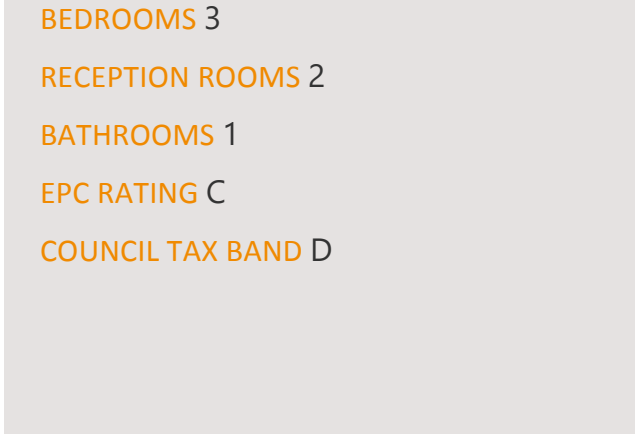


A well presented modern style townhouse set in this popular riverside development.

Entrance hall, kitchen/dining room and WC.

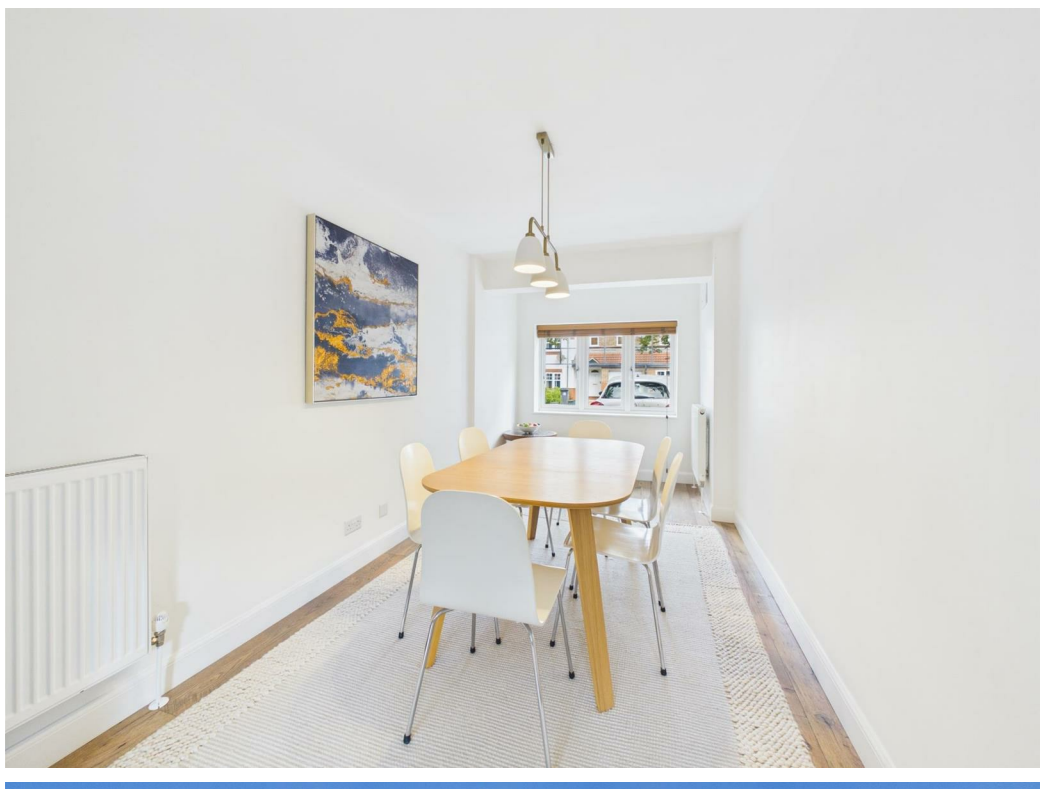
At the first floor is the living room and bedroom with further two bedroom and a family bathroom on the second floor.

Externally there is drive way parking with an enclosed paved garden.









the location

Set close to the River Avon, Conham river park and Troopers Hill nature reserve, offering a feel of the country, yet being set close to the City. Bristol and Bath are both comfortably commutable. Bristol 3.4 miles Bath 10.1 miles



Offered for sale with no onward chain!

just a thought...

A countryside appeal with beautiful riverside walks, yet ideally situated for access to local amenities and the city centre.