DW SMITH EST 19 99

5 Clovelly Close, St George, BRISTOL, BS5 7NU

Offers In Excess Of £300,000 Freehold



- Well proportioned semi detatched family home
- Three bedrooms
- Living room
- Dining room
- Kitchen
- Family Bathroom
- Enclosed rear garden
- Garage and driveway parking
- Pleasant cul-de-sac location



Entry

Open Hallway

Living Room
13'10" x 10'2" (4.24m x 3.10m)

Dining Room
10'6" x 9'0" (3.22m x 2.75m)

Utility Room
9'4" x 5'9" (2.86m x 1.77m)

Kitchen
9'4" x 9'10" (2.86m x 3.01)

Landing

Hallway

Bedroom
11'10" x 9'7" (3.63m x 2.94m)

Bedroom
11'4" x 10'1" (3.47m x 3.08m)

Bedroom
7'10" x 6'9" (2.40m x 2.08m)

Bathroom
6'4" x 5'6" (1.95m x 1.69m)

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.

DW Smith & Company, 54 High St, Hanham, Bristol BS15 3DR **TEL** 0117 967 0900
EMAIL enquiries@youridealhome.co.uk **WEB** dwsmithandco.co.uk

DW SMITH EST 19 99

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



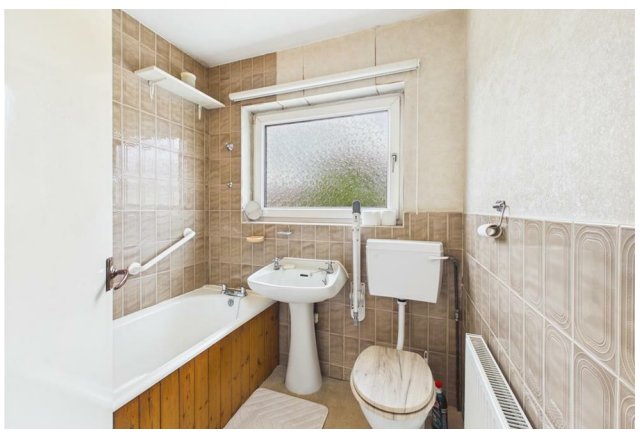


A well proportioned semi detached family home in a pleasant cul-de-sac location.

Entrance porch opening through to a lounge area, separate dining area and kitchen plus downstairs utility.

At the first floor are three bedrooms and a family bathroom.

With off street parking, garage and an enclosed rear garden.











the location

Conveniently placed for access to nearby Church Road and its range of independent shops and cafes. The green space of St Georges park and its Victorian boating lake and nearby troopers hill, Crews Hole leading to Conham river park are all within walking distance. There is a frequent local bus service into Bristol City Centre.

Offered for sale with no onward chain!



just a thought...

Although requiring some modernisation and updating, this is a well price and spacious home offers the ideal opportunity for the young or growing family to make their own mark. This home is a fabulous opportunity.