107 Dundridge Lane, St. George, Bristol, BS5 8SN

£310,000 Freehold

DW SMITH EST 19 99



- Living room
- Kitchen/diner
- Three bedrooms
- Family bathroom
- Gas central heating
- Enclosed rear garden
- Off street parking
- Garage
- No onward chain



Hallway

Living Room
13'4" x 9'9" (4.07m x 2.99m)

Kitchen/Dining Room
15'3" x 10'9" (4.66m x 3.30m)

Landing

Bedroom
13'1" x 9'1" (4.01m x 2.78m)

Bedroom
10'9" x 8'11" (3.30m x 2.73m)

Bedroom
8'6" x 5'10" (2.61m x 1.78m)

Bathroom
5'10" x 5'4" (1.78m x 1.63m)

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 - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND B

If you wish to proceed with an offer on this property, we are required to undertake Anti-Money Laundering (AML) checks in line with HMRC regulations. These checks are carried out by our compliance partners, Coadjute, and are subject to a fee.





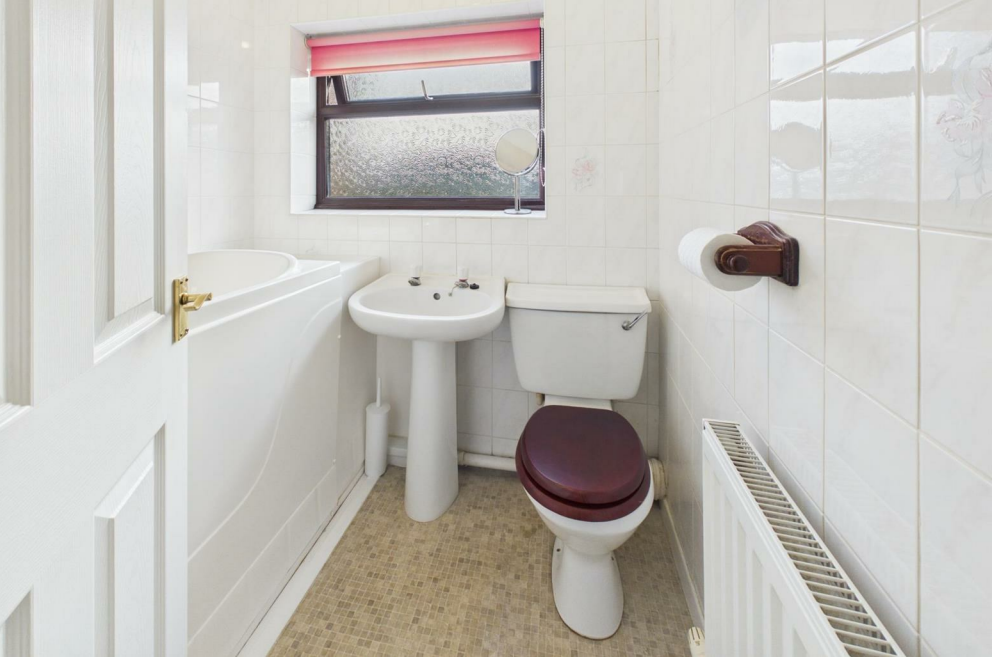
A well presented three bedroom family home in popular location.

Entrance hallway, living room, kitchen/diner, three bedrooms and upstairs family bathroom.

There is off street parking to the front, pleasant enclosed garden to the rear and garage located in a block.

Offered with vacant possession a viewing is recommended.









the location

Set on the ever popular Dundridge lane with Dundridge playing fields, Crews Hole and Troopers Hill Nature Reserve, all within easy walking distance. There are local shops at nearby Nags Head Hill and Hanham high street with its range of local shops and eateries, is but a short distance away. Excellent access to both Bristol and Bath. Bristol 2.8 miles Bath 9.4 miles

Offered for sale with no onward chain!

just a thought...

If you're looking for a peaceful place to call home, offering everyday convenience and plenty of scope to add your own personal touch, then this property could be just what you're looking for.