16 Furber Court, St George, Bristol, BS5 8PU

£300,000 Freehold

DW SMITH EST 19 99



- Well presented semi-detached family home
- Spacious living/dining room
- Three good-sized bedrooms
- Family bathroom
- Off-street parking
- Enclosed rear garden
- Garage
- Popular cul-de-sac setting
- No chain



Hallway

Living/Dining Room
23'5" x 10'11" (7.14m x 3.33m)

Kitchen
11'9" x 7'3" (3.60m x 2.21m)

Sunroom
13'3" x 8'8" (4.04m x 2.65m)

Landing

Bedroom
12'11" x 11'0" (3.94m x 3.36m)

Bedroom
10'9" x 10'0" (3.30m x 3.05m)

Bedroom
7'3" x 7'1" (2.21m x 2.16m)

Bathroom
7'2" x 5'9" (2.20m x 1.76m)

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 - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND C



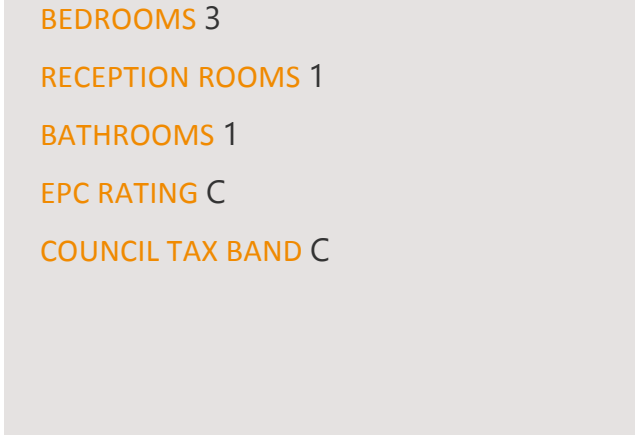


A well presented and well proportioned three bedroom semi-detached family home with no onward chain.

Entrance hall, spacious open plan living/dining room, kitchen and sunroom.

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

Externally the property has a generous rear garden and driveway parking for two vehicles.











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 will miss our good neighbours, our quiet cul de sac location and the close proximity to our favourite takeaways and restaurants. The Troopers Hill nature reserve is within walking distance and is a very good spot to watch the annual Bristol International Balloon Fiesta."

just a thought...

If you haven't considered this area before then why not? There is excellent value for money and is surprisingly close range to countless shops, cafes, bus routes and local facilities in the area.