

- No Onward Chain
- Three Bedrooms
- Popular Road
- In need of Modernising
- Garage
- Night Storage Heaters

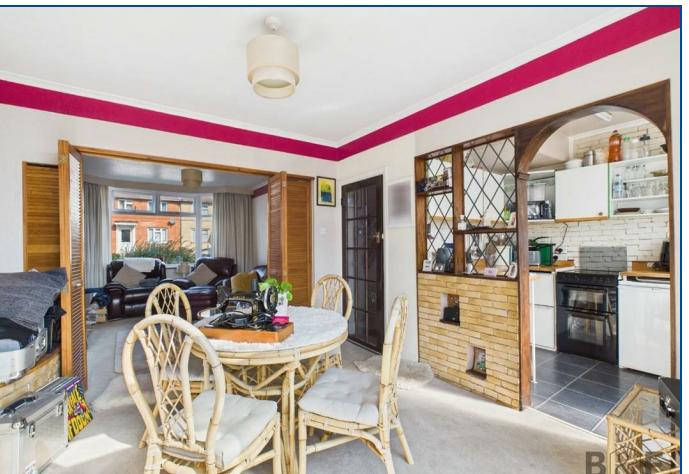
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.



**186 Hillside Road, St George, Bristol, BS5 7PS**

**£320,000**



Offered to the market with vacant possession is this three bedroom mid terrace house. The property is perfectly liveable, however, it would require modernising. Located on this popular road, the property is close to all local amenities. In brief, the property comprises storm porch, hallway, open plan lounge/ dining room, kitchen, sun room, three bedrooms, and bathroom. The property also benefits from night storage heaters and double glazing. Outside the property boasts a garden with a garage. We strongly recommend an early internal viewing. Council Tax Band C. Energy Rating D.

\*Please Interact With Our Market Leading Virtual Tour\*



Hallway 6'5" x 12'8"  
Lounge 10'8" x 12'7"  
Dining Room 11'4" x 11'3"  
Kitchen 6'11" x 7'10"  
Sun Room 7'4" x 7'4"  
Bedroom One 8'9" x 13'6"  
Bedroom Two 8'4" x 11'4"  
Bedroom Three 8'0" x 8'2"  
Bathroom 7'7" x 5'7"  
Garden  
Garage

