

ASKING PRICE

£375,000

Salisbury Street

St George, Bristol, BS5 8EE

PROPERTY SUMMARY

Step inside and you are greeted by a welcoming hallway that opens into a bright and inviting living room, the perfect place to relax and unwind. At the heart of the home lies a stunning kitchen/diner/breakfast room, complete with a stylish central island, ample storage and space for appliances, creating a fantastic setting for both everyday living and entertaining. Flowing seamlessly from here is a practical utility room and a modern downstairs bathroom, with doors leading directly out to the rear garden. Upstairs, three generous double bedrooms await, including a principal suite with its own en suite, all beautifully finished with contemporary décor.

Outside, the low maintenance rear garden features a patio area bordered with decorative stones, creating a perfect space for relaxing or entertaining. Parking is available on Salisbury Street.

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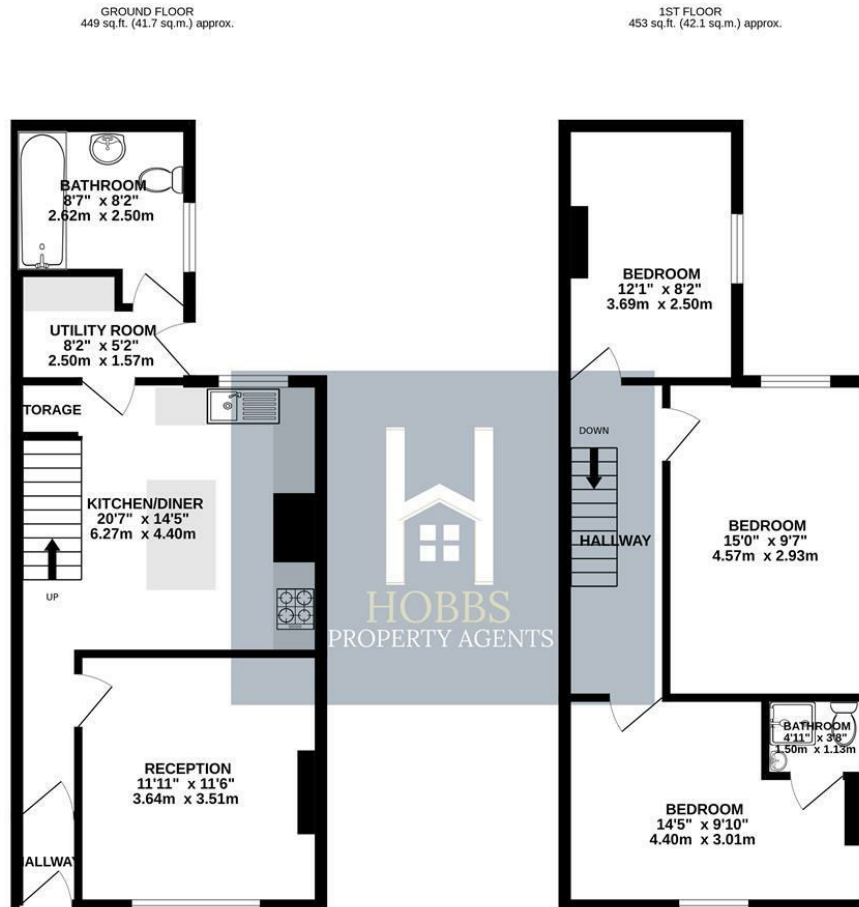
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TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

Bristol City Council

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE DETAILS

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