

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.



- Hallway: 9'11" x 13'5" (3.03 x 4.10)
- Living Room: 15'4" x 10'9" (4.69 x 3.30)
- Kitchen/Diner: 9'1" x 13'6" (2.79 x 4.13)
- First Floor Landing: 9'0" x 10'9" (2.76 x 3.28)
- Bedroom: 5'10" x 8'6" (1.80 x 2.61)
- Bedroom: 5'9" x 5'5" (1.77 x 1.66)



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

93 Dundridge Lane, St George, Bristol, BS5 8SN  
**£300,000** Freehold

PROPERTY TYPE House - Terraced

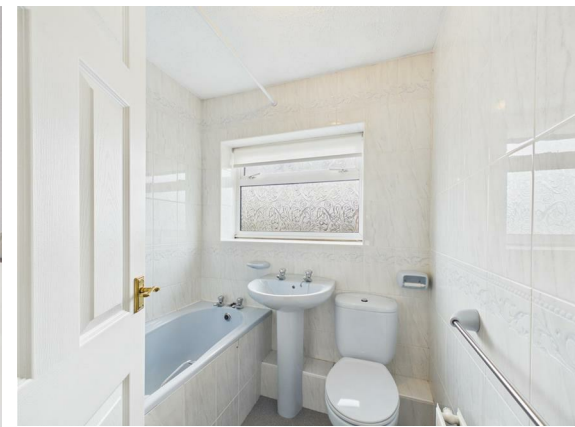
BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND B

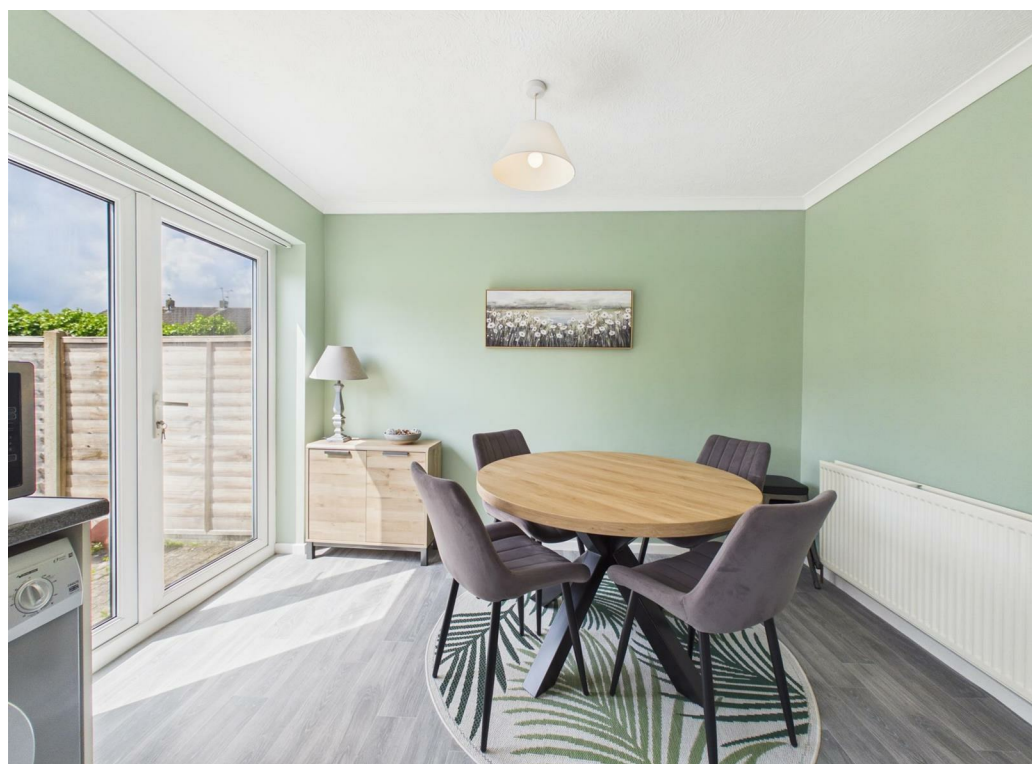
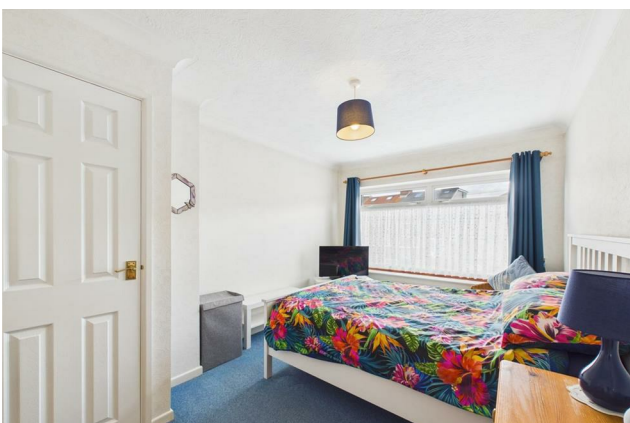
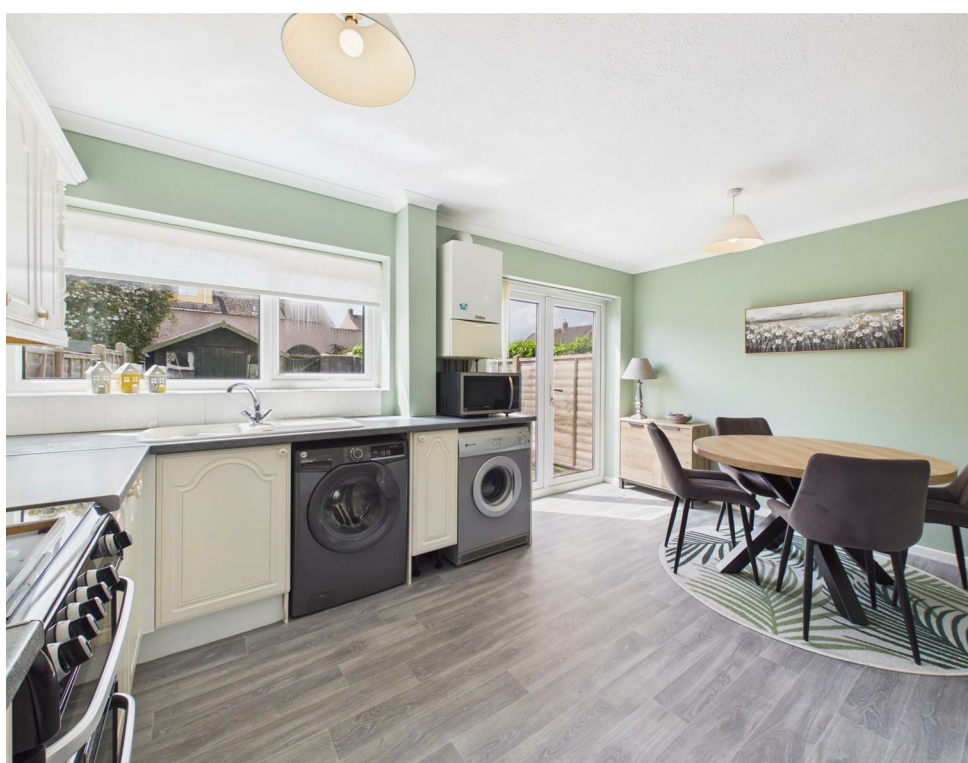


Well presented three bedroom family home in popular location.

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

To the front is off street parking, and to the rear is a pleasant, enclosed garden.

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...

Behind this pleasant, but modest exterior, lies a well proportioned, and well maintained, young family home. Offered at an extremely competitive price point, and benefiting from garden and off street parking.