

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.



- Well proportioned and extended
- Living Room
- Dining/Family Room
- Kitchen
- Three Bedrooms
- Off street parking, garage and vehicular access
- Large sunny rear garden
- Some updating required

34 John Wesley Road, St George, Bristol, BS5 8RN
Asking Price £360,000 Freehold

PROPERTY TYPE House - End Terrace

BEDROOMS 3

RECEPTION ROOMS 2

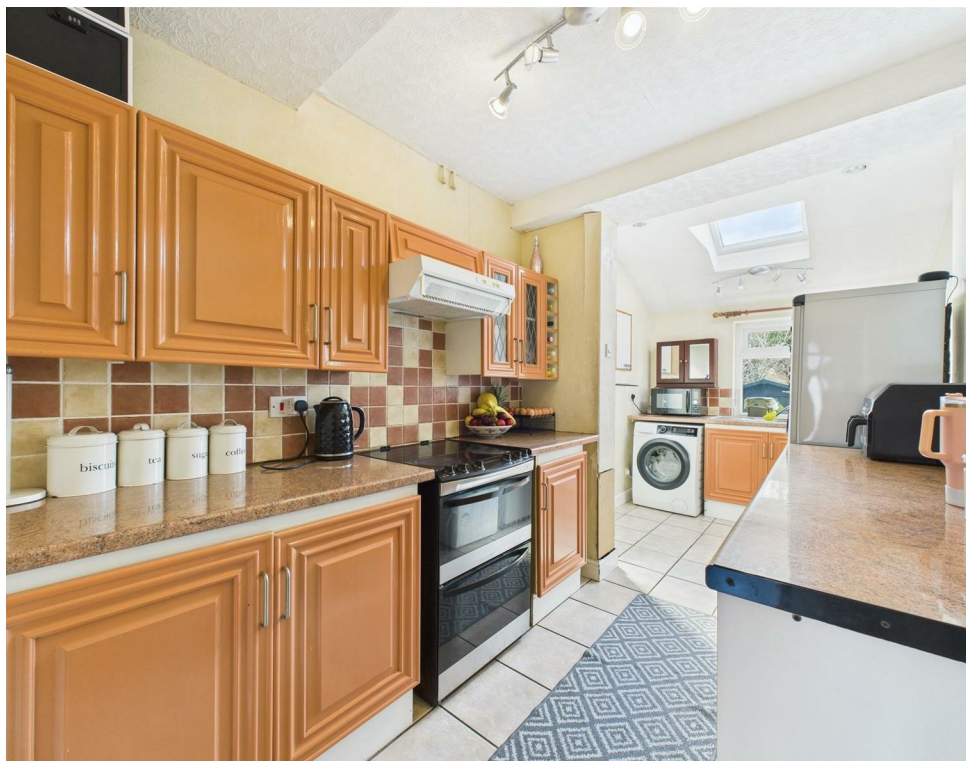
BATHROOMS 1

EPC RATING E

COUNCIL TAX BAND C



Well proportioned and extended family home. Entrance hallway, living room, good sized dining/family room, and kitchen at the ground floor level.



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

With off street parking to the front, this home boasts an unusually large, sunny lawned rear garden with garage and rear vehicular access.

This is an ideal family home - some updating required.



the location

Set on the borders of St George and Hanham, Dundry playing fields and Magpie Bottom Nature Reserve are both literally on the doorstep. There is a Sainsburys Local a short distance away and the facilities of Hanham high street, and its range of shops, bars and restaurants, is easily accessible. There is a range of good local schools nearby. Bristol 2.8 miles Bath 9.1 miles



what the owners will miss

"The thing we will miss most about living here is our lovely garden, which we get all day sun in as well as our wonderful neighbours, who are really friendly and always happy to help if needed."



just a thought...

Behind this modest exterior lies a well proportioned, comfortable family home with superb rear garden. With garage and off street parking this location is always super popular and this is one genuinely not to be missed.