

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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.



Ground Rent - £12.60 per annum

- Living Room 12'3" x 13'5" (3.75 x 4.09)
- Hallway 4'11" x 8'3" (1.51 x 2.54)
- Kitchen/Diner 15'4" x 10'11" (4.69 x 3.34)
- First Floor Landing
- Bedroom 7'11" x 13'4" (2.43 x 4.08)
- Bedroom 9'3" x 11'1" (2.82 x 3.40)
- Bedroom 5'11" x 10'2" (1.81 x 3.11)
- Bathroom 5'11" x 5'5" (1.82 x 1.66)



- Lounge
- Kitchen/diner
- Three bedrooms
- Enclosed rear garden
- Garage and off street parking
- No chain
- Freehold

83 Dundridge Lane, St George, Bristol, BS5 8SN
Offers Over £310,000 Freehold

PROPERTY TYPE House - Terraced

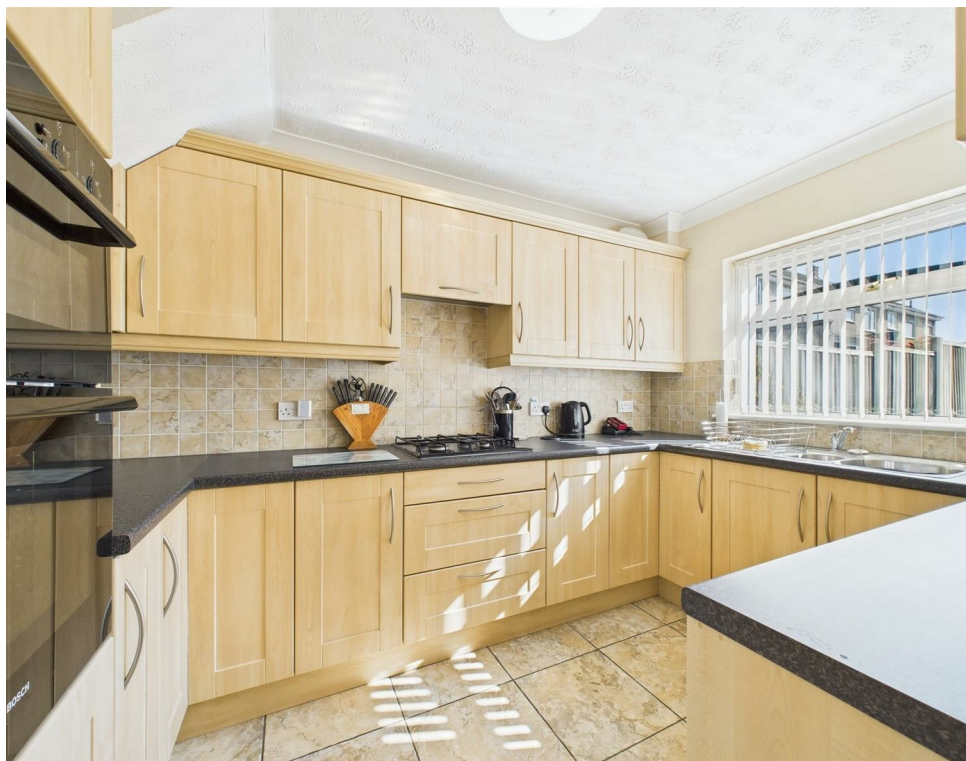
BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B



A well presented 1960s terrace property in a popular location.

The accommodation comprises entrance hallway, a lounge opening through to kitchen/diner with patio doors to the rear garden.

To the first floor are three bedrooms and a shower room.

Outside, is off street parking to the front, an enclosed southerly aspect rear garden and a garage in nearby block.

Ideal first home with no onward chain.



the location

Set on the ever popular St George/Hanham borders, Dundridge playing fields, Troopers Hill nature reserve, Conham river park and Crews Hole are all literally on your doorstep. With a range of local facilities nearby, both Hanham high street and Church Road, St George are within easy striking distance. Bristol 3.1 miles Bath 9.4 miles

Offered for sale with no onward chain!

just a thought...

Situated close to the open green space of Dundridge playing fields, yet still within easy reach of Hanham high street and its local amenities.