



- St George/Hanham border
- Lounge/dining room
- Kitchen
- Two bedrooms
- Enclosed rear garden
- Parking
- No chain

35 John Wesley Road, St George, Bristol, BS5 8RL
£284,000 Freehold

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.

Hallway11'0" x 3'10" (3.36m x 1.17m)

Kitchen8'1" x 7'9" (2.47m x 2.37m)

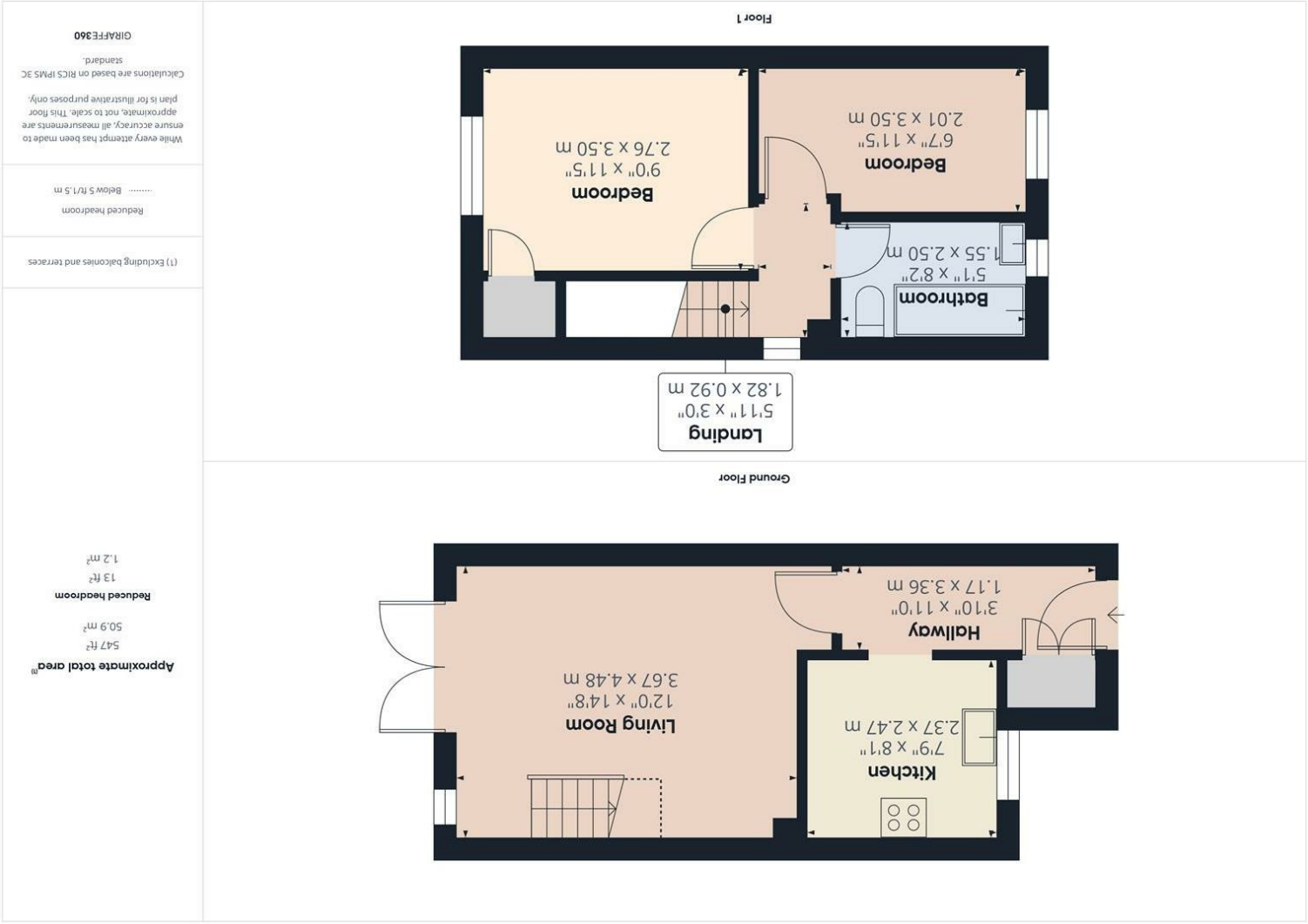
Living Room14'8" x 12'0" (4.48m x 3.67m)

Landing5'47 ft² 50.9 m²

Bedroom11'5" x 9'0" (3.50m x 2.76m)

Bedroom11'5" x 6'7" (3.50m x 2.01m)

Bathroom8'2" x 5'1" (2.50m x 1.55m)



PROPERTY TYPE House - Semi-Detached
BEDROOMS 2
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING C
COUNCIL TAX BAND B



One owner from new, a modern two bedroom semi detached property situated on the St George/Hanham border.

The accommodation comprises entrance hall, kitchen and lounge/dining room with patio door on to the rear garden.

To the first floor are two bedrooms and a bathroom.

Outside, to the front is a block pavier driveway, side gate leading to an enclosed rear garden.

Ideally situated for local bus routes and Hanham high street and its amenities.

Ideal first home, with no onward chain!



the location

Set on the borders of St George and Hanham, Dundridge 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

*Offered for sale with
no onward chain!*

just a thought...

With one owner from new, a good endorsement for the property and locality!