



- Living room
- Kitchen
- Conservatory
- Two bedrooms
- Shower room
- Gas central heating
- Allocated parking
- Enclosed rear garden

6 Preacher Close, St George, Bristol, BS5 8RA
Offers In Excess Of £250,000 Freehold

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.

Entry
14'7" x 11'11" (4.45m x 3.65m)
Living Room
12'0" x 8'2" (3.66m x 2.51m)
Kitchen
10'0" x 9'11" (3.06m x 3.03m)
Sunroom
10'0" x 9'11" (3.06m x 3.03m)
Landing
11'5" x 8'8" (3.48m x 2.65m)
Bedroom
11'5" x 6'5" (3.48m x 1.98m)
Bedroom
8'2" x 5'2" (2.49m x 1.58m)
Bathroom

Approximate total area
683 ft²
63.6 m²
Balconies and terraces
22 ft²
2 m²
Reduced bedroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces.

Reduced bedroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



PROPERTY TYPE House
BEDROOMS 2
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING D
COUNCIL TAX BAND B



Modern style two bedroom home set in super convenient location.

Entrance porch, living room, kitchen, and conservatory.

With two bedrooms and a shower room at the first floor.

The home has gas central heating, enclosed garden to rear, and two allocated parking spaces.



the location

Set not far from Hanham high street and its range of shops and restaurants. There are green and wooded walks nearby, and a frequent local bus service into Bristol city centre.

just a thought...

Although requiring some minor modernisation this property will provide the basis for a comfortable home for first time buyer or downsizers alike.

Set in convenient location