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- Hallway 16'6" x 12'3" (5.04 x 3.74)
- Living Room 14'5" x 10'2" (4.40m x 3.12m)
- Dining Room 12'4" x 9'9" (3.77m x 2.99m)
- Kitchen 9'8" x 9'4" (2.97m x 2.85m)
- Landing 13'8" x 11'11" (4.19m x 3.65m)
- Bedroom 6'3" x 5'6" (1.93m x 1.69m)
- Bedroom 15'11" x 11'3" (4.86m x 3.45m)
- Loft Area



- Living room
- Separate dining
- Kitchen
- Two bedrooms
- Additional loft room
- Gardens
- Gas central heating

17 Summerhill Road, St George, Bristol, BS5 8HG  
**£375,000** Freehold

PROPERTY TYPE House

BEDROOMS 2

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING E

COUNCIL TAX BAND A



Beautifully presented double bay Victorian villa.

Entrance hallway, living room, separate dining room, modern kitchen, two bedrooms and a bathroom at the first floor level with an additional loft room.

Larger than average garden to rear, with lawned and patio areas.



## the location

Super, convenient location a short distance from the Victorian St George park, Troopers Hill nature reserve is literally across the road and the range of independent shops, cafes and restaurants of Church Road are but a short walk away. Good local schools are also easily accessible and there is a frequent local bus service running into the city centre. Bristol 1.8 miles Bath 10.1 miles.

## what the owners will miss

*"This has been our home for 6 years now. We've raised our family here and have made so many special memories. We've loved spending time in the garden with the kids playing and looking for bugs, and we've had a lot of great BBQs and garden parties. The rooms are big and comfortable, which is rare for a Victorian terrace, and the high ceilings are lovely. It's a bright airy house. We're a minute walk from the park, which we love for walking the dog and taking the kids to the playground. We're also surrounded by great schools and are a 5 minute walk from the bars, cafes and restaurants of Church Road, which is perfect because they're super convenient but we're also away from the bustle of the road itself. It's been a wonderful family home with so many happy memories."*

## just a thought...

If you hadn't considered an older style home before, this could be the one! Decorated in a classic, contemporary style with a larger than average garden and roof top views to both front and rear. This home really is a hidden gem in a great location!