

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.



- Hallway: 24'11" x 9'10" (7.60m x 3.00m)
- Living/Dining Room: 11'6" x 6'7" (3.53m x 2.02m)
- Kitchen: 12'11" x 9'8" (3.94m x 2.96m)
- Landing: 11'5" x 9'4" (3.49m x 2.85m)
- Bedroom: 9'8" x 12'11" (2.96m x 3.94m)
- Bedroom: 7'4" x 6'3" (2.25m x 1.91m)
- Bedroom: 6'8" x 5'6" (2.04m x 1.70m)



- Open plan lounge/diner
- Modern kitchen
- Three bedrooms
- Garage and parking
- Enclosed garden
- Gas central heating

221 Dundry Lane, St George, Bristol, BS5 8SU  
**Offers In Excess Of £280,000** Freehold

PROPERTY TYPE House

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B



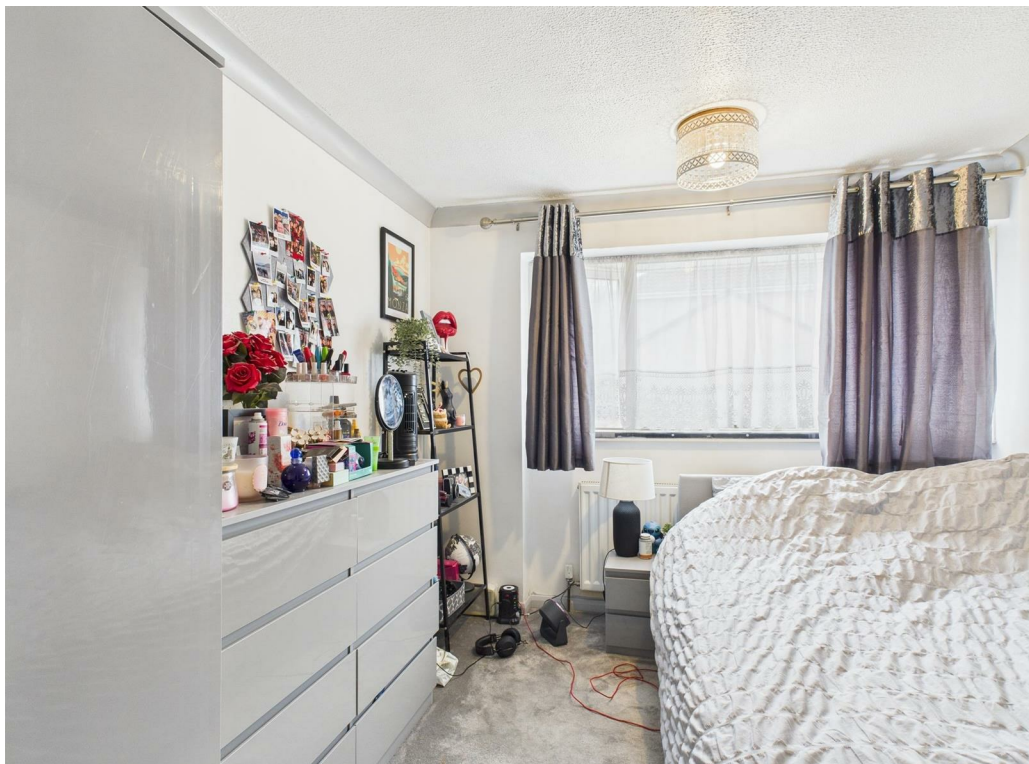
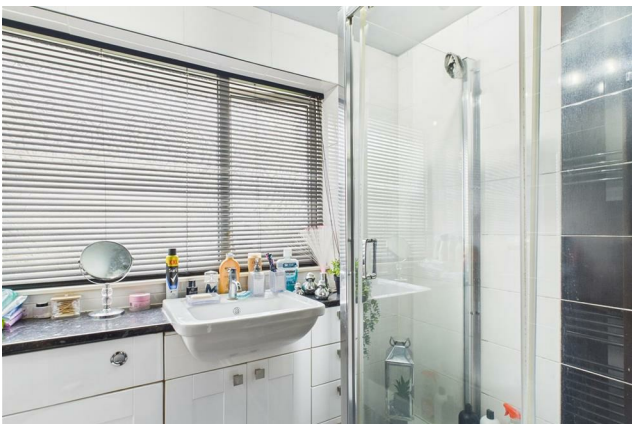
A 1970's style three bedroom terrace property situated in a popular location.

The accommodation comprises entrance hall, open plan lounge/dining room and a modern kitchen.

To the first floor are three bedrooms and a bathroom.

Outside, there is off street parking to the front and a garage in a nearby block, the rear garden is enclosed with sunny aspects.

Further benefits include gas central heating and double glazing.



## the location

Set just off Dundridge playing fields, where there is a range of green and wooded walks leading down to nearby Crews Hole, the River Avon and Troopers Hill nature reserve. There are local shopping facilities at nearby Bryants Hill and Kingsway, plus the shops, bars and restaurants of Hanham high street, are within easy striking distance. With a frequent local bus service, the more comprehensive facilities of both Kingswood and Longwell Green are within a short drive. Bristol 2.9 miles Bath 9.6 miles

## what the owners will miss

*"Having moved to Dundridge Lane when our children were young it has been a great place to bring up a family. It is a friendly but quiet road. You have access to very good local primary and secondary schools. The things we are going to miss is the fantastic park on your door step and the walk along the river which is literally at the bottom of the road."*



## just a thought...

Situated within easy reach of Crews Hole and Troopers Hill, this home should be viewed to appreciate all on offer.