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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.

Hallway

Living Room
13'5" x 12'11" (4.10m x 3.94m)

Dining Room
11'1" x 10'11" (3.38m x 3.34m)

Kitchen
13'9" x 7'11" (4.21m x 2.42m)

Landing

Bedroom
13'10" x 11'6" (4.23m x 3.51m)

Bedroom
11'4" x 11'5" (3.46m x 3.49m)

Bedroom
7'7" x 8'8" (2.32m x 2.66m)

Bathroom
7'8" x 5'7" (2.36m x 1.71m)

garage
20'3" x 14'2" (6.18m x 4.33m)

Garden Room/Office
10'7" x 9'1" (3.24m x 2.77m)

- Three spacious bedrooms
- Living area and separate dining area
- Family bathroom
- Garden office
- Oversized garage/workshop
- Well-presented throughout
- Set in the popular Dundridge Farm locality

22 Lavington Road, St. George, Bristol, BS5 8SG
£340,000 Freehold

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PROPERTY TYPE House

BEDROOMS 3

RECEPTION ROOMS 3

BATHROOMS 1

EPC RATING C

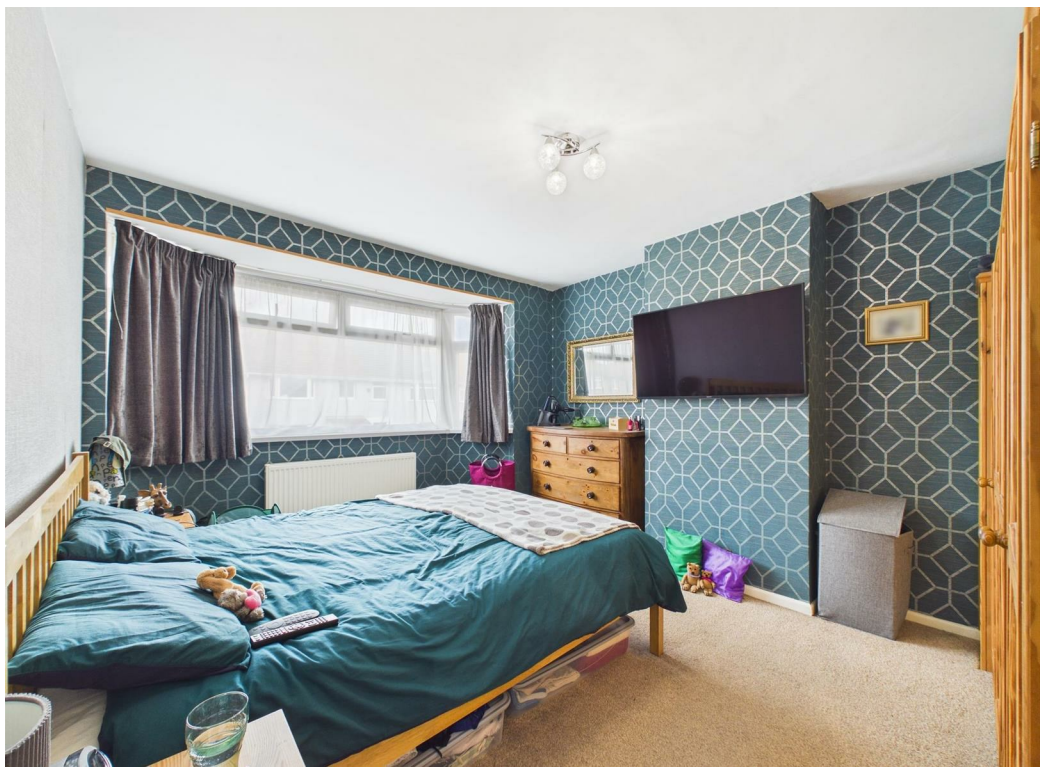
COUNCIL TAX BAND C

A well proportioned family home, the ground floor features a entrance hallway living area, dining area and kitchen. In addition, the property benefits from a garden office, ideal for remote working and an oversized garage/workshop providing excellent storage or hobby space.

On the first floor, there are three generously sized bedrooms along with a family bathroom.

Externally, the property enjoys a pleasant, enclosed south-facing rear garden and further benefits include air conditioning and an air source heat pump, enhancing both comfort and energy efficiency.

This property represents an ideal family home, combining practical living space with modern features.



the location

Set in the ever popular Dundridge Farm locality, this conveniently placed home has green and wooded walks at the nearby playing fields, Troopers Hill Nature Reserve and the River Avon at Crews Hole. There are local shops at Naggs Head Hill Road and the more comprehensive facilities of Hanham and Kingswod High Streets are a short distance away.

what the owners will miss

We would miss all the alterations that we have made that makes it our family home.

just a thought...

Behind this pleasantly modest exterior lies a well proportioned and well presented family home with oversized garage and gardens with a sunny aspect. This is a home not to be missed.