



- Lounge/diner
- Refitted kitchen
- Three bedrooms
- Enclosed garden with garden office/bar
- Gas central heating
- Off street parking
- Wooded views to rear

12 Sheldare Barton, St George, Bristol, BS5 8PN  
£375,000 Freehold

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PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



Beautifully presented three bedroom family home, entrance hallway opening through to a refitted kitchen, a good sized through lounge/diner, and three bedrooms plus a bathroom at the first floor.

Externally, is a patio/seating area leading to a good sized lawned and enclosed garden, with outside garden office/bar.

The property also benefits from off street parking to the front.



## the location

Set in a pleasant cul de sac location, with panoramic, wooded views to rear, giving a feeling of space, yet still being close to all good local amenities. There are schools within walking distance and local shops, including a Sainsburys Local, at the nearby Kingsway. Excellent access to both Bristol and Bath. Bristol 4.3 miles Bath 9.7 miles

## what the owners will miss

*"Sheldare Barton is a quiet and friendly cul-de-sac with great views across Magpie Bottom Nature Reserve. We will miss the beautiful view from the back of our house and hearing and seeing the range of wildlife in and around our garden."*



## just a thought...

Behind this modest exterior lies a beautifully presented, modern style home with decent proportions, with super open aspect to rear. With lovely garden and garden office, plus parking, this is one not to be missed!