

Park Crescent Whitehall Bristol BS5 7AT • £420,000



3 BEDROOMS • 1 BATHROOMS • 2 RECEPTIONS • TENURE: Freehold

**PARK CRESCENT!
OVERLOOKING ST GEORGE PARK
THREE DOUBLE BEDROOMS
BALCONY
BAY LOUNGE
DINING ROOM
KITCHEN/BREAKFAST
GARAGE
ORIGINAL FEATURES
NO CHAIN**

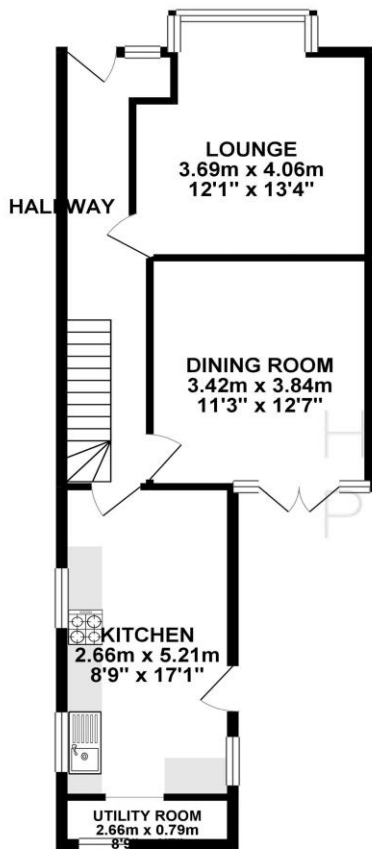
Park Crescent! We just love this Victorian end of terrace home located on one of the best streets in St George. This bright and airy home sits overlooking St George's Park and is close to the local shops, café's & bar's that Church Road has to offer! You enter the house via vestibule with original tiled floor, stained glass top light and inner door which opens into the hallway. From the hallway there are doors to both receptions, stairs to the first floor and a stained glass window to the side aspect. The light and airy lounge has a box bay window to the front overlooking the park, ornate ceiling cornice and rose. The second reception has double glazed doors leading out to the garden. There is a modern kitchen/breakfast room which leads on to a utility area. Upstairs the large master bedroom overlooks the park with a bay window with beautiful stained glass windows and a door opens onto the balcony. There is a second double bedroom and the third to the rear. You can also find a modern bathroom with shower. At the rear is a courtyard style garden which leads to a garage suitable for a small car or as a workshop. The property is in lovely condition throughout and has many original features. Sure to create lots of interest so please call to view!

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2019)



Room sizes

GROUND FLOOR

Hallway

Lounge

13' 4" x 15' 9" (4.06m x 4.80m)

Dining Room

11' 3" x 12' 7" (3.43m x 3.83m)

Kitchen

17' 1" x 8' 9" (5.20m x 2.66m)

Utility Room

8' 9" x 2' 7" (2.66m x 0.79m)

FIRST FLOOR

Landing

Bedroom One

15' 8" x 16' 9" (4.77m x 5.10m)

Bedroom Two

12' 7" x 11' 3" (3.83m x 3.43m)

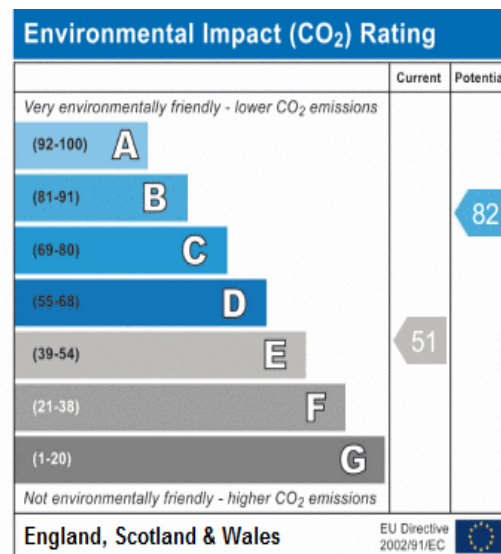
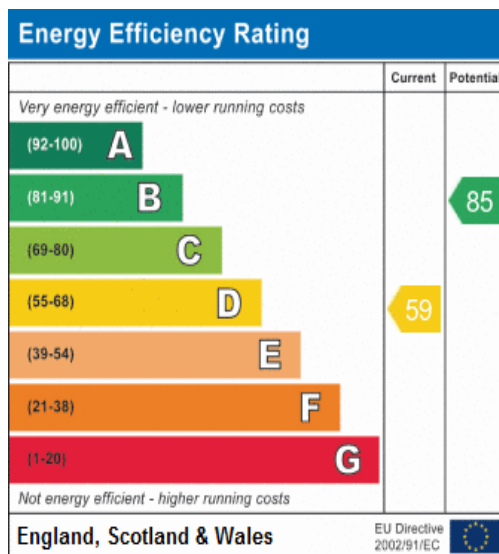
Shower Room

6' 1" x 7' 7" (1.85m x 2.31m)

Bedroom Three

9' 3" x 9' 2" (2.82m x 2.79m)





General information

Money Laundering Regulations 2003 – Intending purchasers will be asked to produce identification documents prior to the agreement of a sale. You will be informed of acceptable documentation upon making an offer to this office.

These particulars do not constitute part or all of an offer of contract.

The measurements indicated are supplied for guidance only and as such must be considered approximate.

Potential buyers are advised to recheck the measurements before committing to any expense.

House + Co Property have not tested any equipment, fixture, fitting, apparatus or services and cannot guarantee that they are in working order.

House + Co Property have not sought to verify the legal title of the property and the buyers must obtain verification from their legal representative.

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Note regarding floorplan

The computer-generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for accuracy. Purchasers should satisfy themselves as to the layout of the property prior to making any decision to buy.