

Weston Avenue Bristol BS5 8DW • Offers In Excess Of £320,000



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

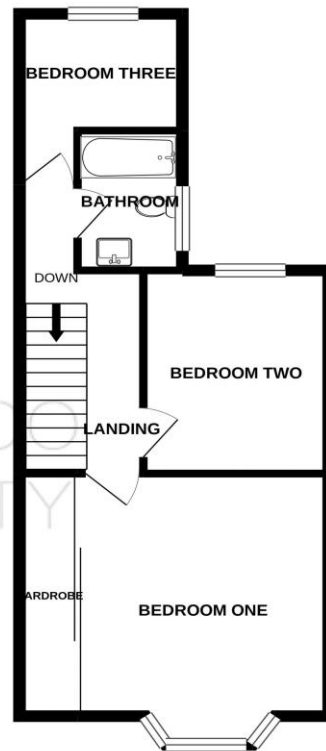
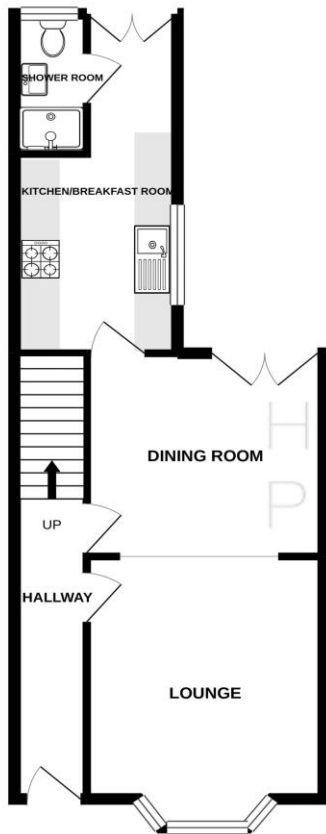
SOUGHT AFTER LOCATION
THREE BEDROOMS
OPEN PLAN LIVING AREA
EXTENDED
SHOWER ROOM
MODERN FAMILY BATHROOM
CONTEMPORARY KITCHEN AREA
PERIOD FEATURES
SASH WINDOWS
GAS CENTRAL HEATING

Tucked away on a quiet and sought after cul-de-sac location in popular St George, within walking distance of Avon View cemetery, Netham Playing Fields, St George Park and Church Road; One of Bristol's most creative and vibrant high street with its 5* restaurants, bars, cafes & artisan bakery sits this beautifully presented and extended three bedroom period family home! The property comprises of an entrance hallway leading to a open-plan bay lounge/diner, extended & contemporary kitchen/breakfast area and shower room to the ground floor along with three bedrooms and a modern family bathroom to the first floor. Further benefits includes; Gas central heating via combination boiler, sash windows, stripped floorboards, period features and a enclosed courtyard style rear garden laid mainly to lawn with patio area.



GROUND FLOOR

1ST FLOOR



HOUSE+CO
PROPERTY

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Room sizes

GROUND FLOOR

Hallway

Lounge

Dining Room

Kitchen/Breakfast Room

Shower Room

FIRST FLOOR

Landing

Bedroom One

Bedroom Two

Bathroom

Bedroom Three



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.

House + Co Property prepared these details for themselves in good faith and whilst believed to be correct, we give notice that none of the statements contained in these particulars for this property are to be relied upon as statements or representation of fact. Some statements are inevitably subjective, and are therefore the view of the author at the time the information was prepared. If any items are important to you, then please check with the office first, especially if you are travelling some distance to view.

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.