

Hudds Hill Road Bristol BS5 7QE • £485,000



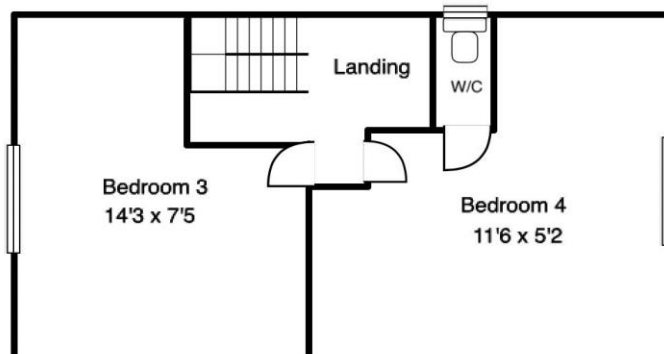
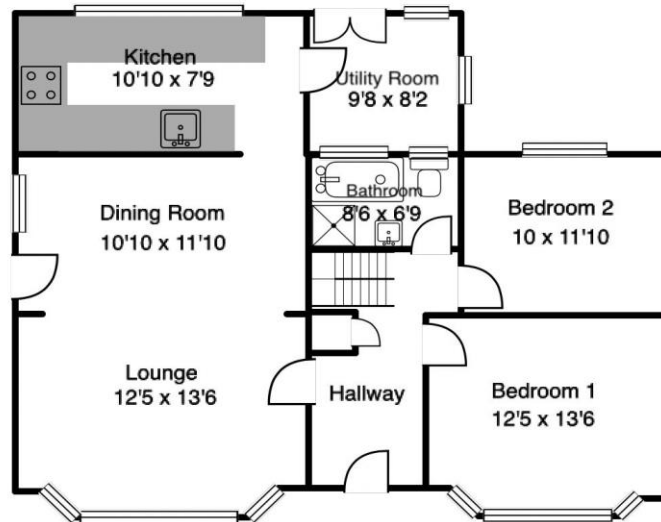
4 BEDROOMS • 2 BATHROOMS • 2 RECEPTIONS • TENURE: Leasehold

**DETACHED DORMER BUNGLAOW**  
**FOUR BEDROOMS**  
**OPEN PLAN LOUNGE/DINING**  
**KITCHEN**  
**UTILITY**  
**DOWNSTAIRS BATHROOM**  
**UPSTAIRS W.C**  
**SET IN 0.75 ACRE PLOT**  
**DETACHED GARAGE**

Rare to the market and completely unique! This lovely 1950's detached bungalow is nestled away in a quiet spot in the heart of St George and within walking distance of St George Park and Church rd with its variety of bars, cafes, shops and delis. Set in a beautiful 0.75 acre plot the property is accessed via a private lane leading to parking and a detached garage. The house itself offers flexible accommodation comprising of entrance hallway, bayed lounge which is open plan to a bright dining area with stripped floors and direct access to the side garden. To the rear is a good size kitchen with potential to extend and a utility/lean-to conservatory. Further rooms on the ground floor include two double bedrooms and a stunning bathroom with separate shower. Upstairs you find two bedrooms, ideal as children's bedrooms or home office space, along with a cloakroom/w.c. Outside are extensive gardens with a small orchard and wildflower meadow to the rear of the plot. Down towards the house is a terrace with steps leading down to the side of the garden which is really private with a patio seating area with vegetable box borders. A few steps down lead to what is currently used as a play area. There is so much potential for this lovely home and with nearby links to the city by bus, cycle or car this is a great opportunity to have a rural feel in the city.

110 Church Road, Redfield, Bristol, BS5 9LJ • 0117 907 0020 • houseandco.co.uk • sales@houseandco.co.uk

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Registered address The Bank Chambers, 112a Church Road, Redfield, Bristol, BS5 9LJ



For illustration purposes only. Not to scale. - Drawplan

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## Room sizes

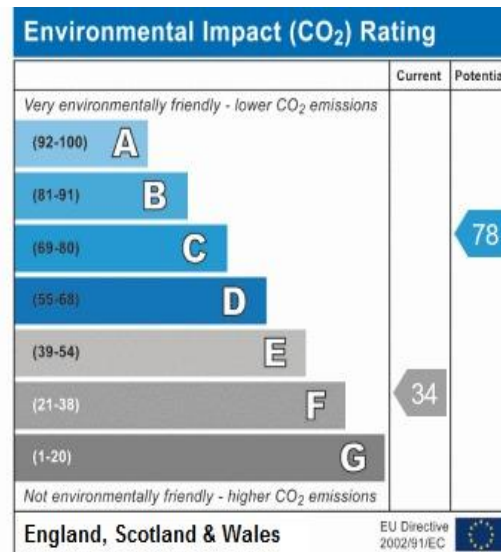
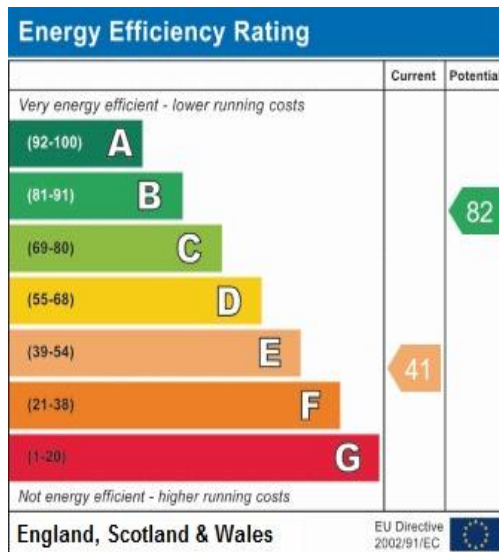
### GROUND FLOOR

Hallway	
Lounge	12' 5" x 13' 6" (3.78m x 4.11m)
Dining Room	10' 10" x 11' 10" (3.30m x 3.60m)
Kitchen	10' 10" x 7' 9" (3.30m x 2.36m)
Utility Room	9' 8" x 8' 2" (2.94m x 2.49m)
Bedroom 1	12' 5" x 13' 6" (3.78m x 4.11m)
Bedroom 2	10' 0" x 11' 10" (3.05m x 3.60m)
Bathroom	8' 6" x 6' 9" (2.59m x 2.06m)

### FIRST FLOOR

Landing	
Bedroom 3	14' 3" x 7' 5" (4.34m x 2.26m)
Bedroom 4	11' 6" x 5' 2" (3.50m x 1.57m)
WC	





## 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.