

Hedwick Street Bristol BS5 8EB • **£320,000**



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

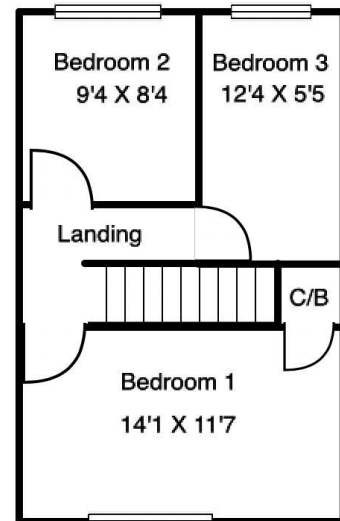
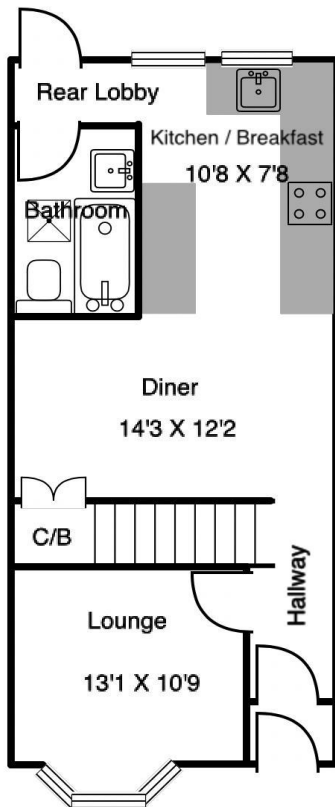
THREE BEDROOMS  
BAY LOUNGE  
EXTENDED  
MODERN BATHROOM  
PERIOD FEATURES  
SOUTH-WESTERLY FACING GARDEN  
BEAUTIFULLY PRESENTED  
DOUBLE GLAZING  
GAS CENTRAL HEATING

Nestled away on a sought after location in popular St George, within walking distance of St George Park greenery and the vibrant Church Road 5 star rated cafes, restaurants, bars & artisan bakery sits this beautifully presented, extended and recently renovated three bedroom period family home; ideal for first time buyers and investors alike! The property comprises an entrance hallway leading to a bay lounge, full-width dining area, a contemporary kitchen/breakfast and a modern family bathroom to the ground floor along with three bedrooms [full-width master bedroom] to the first floor. Further benefits include; gas central heating via combination boiler, double glazing, period features and a south-westerly facing & recently landscaped rear garden!



GROUND FLOOR

FIRST FLOOR



For illustration purposes only. Not to scale. - Drawplan



## Room sizes

### Ground Floor

Lounge 13' 1" x 10' 9" (3.98m x 3.27m)

Dining Room 14' 3" x 12' 2" (4.34m x 3.71m)

Kitchen/Breakfast Room 10' 8" x 7' 8" (3.25m x 2.34m)

### Bathroom

### First Floor

Bedroom 1 14' 1" x 11' 7" (4.29m x 3.53m)

Bedroom 2 9' 4" x 8' 4" (2.84m x 2.54m)

Bedroom 3 12' 4" x 5' 5" (3.76m x 1.65m)



## 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.