

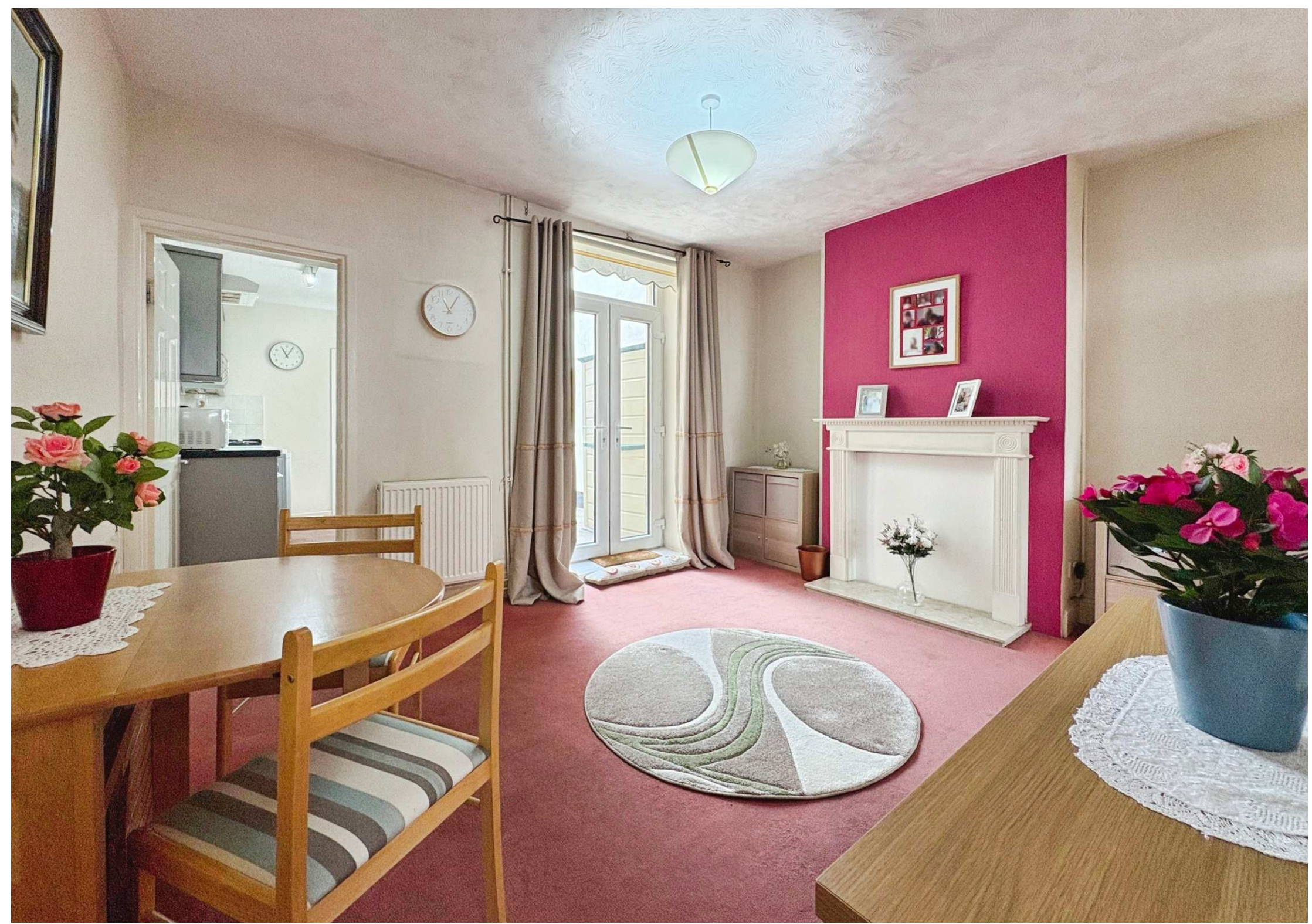


Kingsway Avenue, St. George, BS5 7PY
03334041188 option 3

Asking Price £310,000
guy.rolfe@moving-you.co.uk

Freehold
www.moving-you.co.uk









Kingsway Avenue, St. George, Bristol, BS5 7PY

Offered with no onward chain is this two/three bedroom terraced cottage set in the popular St George area of Bristol, close to local schools, offering plenty of scope for modernisation and improvement.

On the ground floor, there are two reception rooms: a living room to the front and a separate dining room overlooking the rear, providing flexible space for relaxing and entertaining. A three piece shower room completes the downstairs.

Upstairs, you'll find a master bedroom plus a further double bedroom, which leads through to an additional room accessed via the second bedroom. This arrangement may appeal to buyers seeking extra space for a study, nursery or storage, subject to their needs.

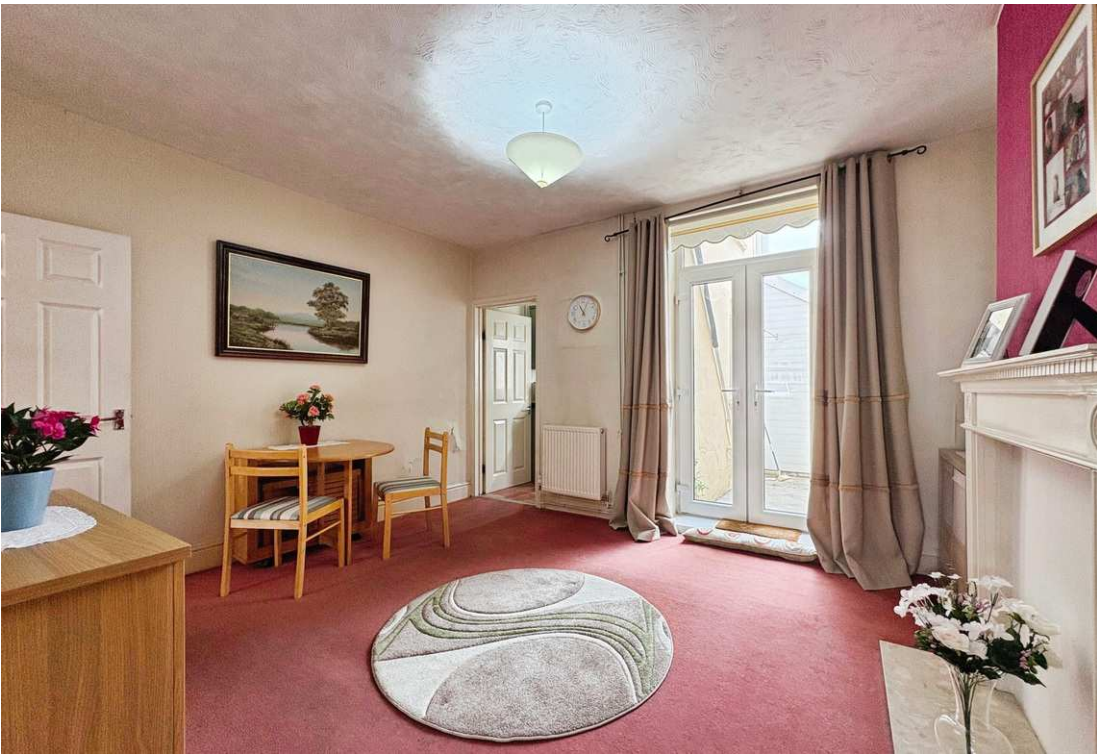
The property is particularly suited to investors or young couples looking for a project, with its current condition lending itself well to refurbishment or reconfiguration, subject to the usual consents.

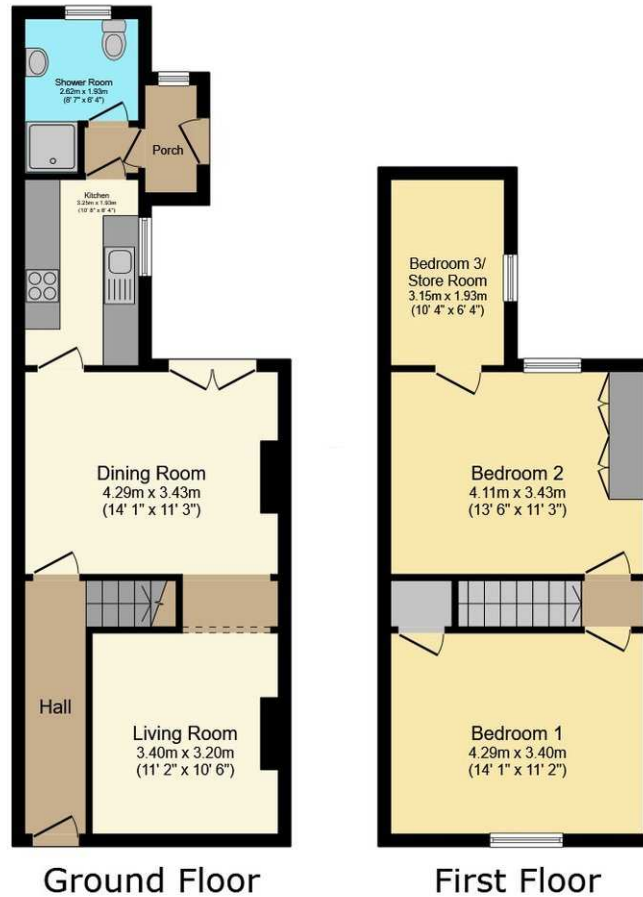
St George is well regarded for its green spaces, with St George Park within reach, offering a lake, children's play areas and walking routes. The nearby areas provide a range of local shops, supermarkets, cafés and schools.

Council Tax Band B









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Guy Rolfe Moving You

03334041188 option 3

guy.rolfe@moving-you.co.uk

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

www.moving-you.co.uk