4 bedroom house in St George (3400 GBP)

Location **South West, Avon**
https://www.freeadsz.co.uk/x-173565-z

4 Bedroom Terraced House To Let: Stop, look and listen! This simply beautiful and larger than average family home is offered in the perfect location overlooking the ever popular St Georges park. Four bedrooms, loft room, extended kitchen, landscaped garden... The list is endless! Holbrook Moran are very excited to offer for sale this larger than average four bedroom Victorian property situated on the very desirable Park Crescent over looking St Georges Park. The property in brief comprises of, entrance vestibule, hallway, lounge/diner, extended kitchen. To the first floor you will find four bedrooms and a family bathroom. Further benefits of the property include a wealth of original Victorian features. Beautiful views of St Georges Park and a very well presented landscaped garden to rear. Property of this size and more importantly this location rarely become available on the market. An internal inspection is high recommended to fully appreciate all that is on offer. Call Holbrook Moran today on 0117 9540033. Access Via wooden frame double glazed stain glass door leading into, Lobby Ceiling cornicing. Wall mounted boxed in gas meter. Stripped wood floorboards. Single glazed secondary door leading into, Entrance hall Ceiling cornicing. Wall mounted Boxed in electric meter and fuse board. Dado rail. Stairs rising to first floor with built in storage cupboards under. Stripped floorboards. Radiator. Living room w: 4.21m x l: 4.54m, Double glazed bespoke wooden frame bay window to front aspect. Victorian style cast iron multi fuel fireplace with tiled inset and painted wooden frame and mantle over. Ceiling cornicing. Dado rail. Television point. Fitted storage cupboard and shelving. Stripped floorboards. Radiator. Open plan aspect leading into, Dining w: 3.57m x l: 3.59m, Single glazed glass panelled door leading to rear garden. Decorative Victorian style cast iron fireplace with mantle over. Ceiling coving. Dado rail. Fitted shelving. Stripped floorboards. Dimmer lighting. Radiator. Kitchen/diner w: 3.11m x l: 6.46m, Double glazed door and window to side aspect. Double glazed window to rear aspect. Modern range of solid wood wall and base units with laminate roll edge work surface tops over. 1 & 1/2 stainless steel sink bowl and drainer with mixer taps over. Integrated electric oven with gas hob and extractor fan over. Space for freestanding fridge freezer. Plumbing for washing machine and dishwasher. Built in pantry style cupboard with space for tumble dryer. Splash back tiles. Ceiling coving. Fitted shelving. Television point. Tiled flooring. Radiator. Bedroom 1 w: 3.25m x l: 4.56m, Double glazed bespoke wooden frame bay window to front aspect. Feature inset into chimney breast. Ceiling cornicing. Picture rail. Radiator. Bedroom 2 w: 3.57m x l: 3.64m, Double glazed window to rear aspect. Built in storage cupboard with shelving. Radiator. Bedroom 3 w: 3.11m x l: 3.64m, Double glazed window to rear aspect. Built in storage cupboard homing gas combi boiler. Painted floorboards. Radiator. Bedroom 4 w: 1.86m x l: 2.59m, Double glazed bespoke wooden frame window to front aspect. Internet point. Laminate flooring. Radiator. Landing Fitted loft ladder leading to loft room. Secondary loft hatch. Doors leading to all first floor rooms. Bathroom w: 1.96m x l: 2.26m, Double glazed obscure window to side aspect. Modern white three piece suite comprising of panelled bath with mixer shower over, Pedestal wash hand basin and Low level W.C. Partially tiled walls. Fitted shelving. Downlighting. Painted floorboards. Radiator. SECOND FLOOR Loft room w: 3.49m x l: 4.1m Double glazed Velux Windows to both front and rear aspects. Built in storage eaves. Television point. Eaves access. (Restricted ceiling height) Access. Rear Garden Leading access to Path with fitted Brick built Planted Borders with a range of mature trees and shrubs. Step up to lawn Fully enclosed garden with space for garden furniture and wooden Gate to Rear access. Outside tap and lighting. Access. Via wooden frame double glazed stain glass door leading into, Lobby Ceiling cornicing. Wall mounted boxed in gas meter. Stripped wood floorboards. Single glazed secondary door leading into, Entrance hall, Ceiling cornicing. Wall mounted Boxed in electric meter and fuse board. Dado rail. Stairs rising to first floor with built in storage cupboards under. Stripped floorboards. Radiator. Living room, w: 4.21m x l: 4.54m, Double glazed bespoke wooden frame bay window to front aspect. Victorian style cast iron multi fuel fireplace with tiled inset and painted wooden frame and mantle over. Ceiling cornicing. Dado rail. Television point. Fitted storage cupboard and shelving. Stripped floorboards. Radiator. Open plan aspect leading into, Dining w: 3.57m x l: 3.59m, Single glazed glass panelled door leading to rear garden. Decorative Victorian style cast iron fireplace with mantle over. Ceiling coving. Dado rail. Fitted shelving. Stripped floorboards. Dimmer lighting. Radiator. Kitchen/diner, w: 3.11m x l: 6.46m, Double glazed door and window to side aspect. Double glazed window to rear aspect. Modern range of solid wood wall and base units with laminate roll edge work surface tops over. 1 & 1/2 stainless steel sink bowl and drainer with mixer taps over. Integrated electric oven with gas hob and

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extractor fan over. Space for freestanding fridge freezer. Plumbing for washing machine and dishwasher. Built in pantry style cupboard with space for tumble dryer. Splash back tiles. Ceiling coving. Fitted shelving. Television point. Tiled flooring. Radiator. FIRST FLOOR: Bedroom 1, w: 3.25m x l: 4.56m, Double glazed bespoke wooden frame bay window to front aspect. Feature inset into chimney breast. Ceiling cornicing. Picture rail. Radiator. Bedroom 2, w: 3.57m x l: 3.64m, Double glazed window to rear aspect. Built in storage cupboard with shelving. Radiator. Bedroom 3, w: 3.11m x l: 3.64m, Double glazed window to rear aspect. Built in storage cupboard homing gas combi boiler. Painted floorboards. Radiator. Bedroom 4, w: 1.86m x l: 2.59m, Double glazed bespoke wooden frame window to front aspect. Internet point. Laminate flooring. Radiator. Landing, Fitted loft ladder leading to loft room. Secondary loft hatch. Doors leading to all first floor rooms. Bathroom, w: 1.96m x l: 2.26m, Double glazed obscure window to side aspect. Modern white three piece suite comprising of panelled bath with mixer shower over. Pedestal wash hand basin and Low level W.C. Partially tiled walls. Fitted shelving. Downlighting. Painted floorboards. Radiator. SECOND FLOOR: Loft room, w: 5.31m x l: 4.1m, Double glazed Velux windows to both front and rear aspects. Built in storage space into eves. Electric points. (Restricted ceiling heights in areas), Outside, Rear Garden, Decking area to side with fitted a pergola. Brick built planted border with a range of mature trees and plants. Step up to a laid to lawn fully enclosed garden with space for garden shed and wood storage Rear access. Outside tap and.