

## 2 bedroom house in St George (179,995 GBP)

Location **South West, Avon**  
<https://www.freedasz.co.uk/x-196259-z>



2 Bedroom End-Terraced House To Let: \*\* CALLING INVESTORS \*\*\* Are you looking to add to a portfolio? This spacious two bedroom Victorian home is being sold with tenants in situ and comes to the market with no onward chain! This property would benefit from some works but is priced very much for a quick sell. Call Holbrook Moran today! The property briefly comprises; entrance hall, lounge, dining room, kitchen to the ground floor and to the first floor there are two double bedrooms and a bathroom. Further benefiting from partially double glazed windows, gas central heating and an enclosed rear garden. Early viewing advised. Entrance: Via Upvc double glazed door to, Hallway: Stairs rising to the first floor. Stripped floorboards. Doors leading to lounge & dining room, Lounge: (13â€™<sup>5</sup> x 10â€™<sup>1</sup>) Double glazed bay window to front. Open fireplace with brick built surround. Radiator. Dining Room: (12â€™<sup>5</sup> x 10â€™<sup>9</sup>) Double glazed window to rear. Radiator. Under Stairs storage cupboard. Door to, Kitchen: (9â€™<sup>5</sup> x 6â€™<sup>4</sup>) Range of modern wall and base level units with roll edge worktops. Stainless steel sink and drainer. Integrated cooker & gas hob with chimney style extractor hood over. Tiled splash backs. Space for fridge freezer. Rear Lobby: Double glazed door to side. Laminate flooring. Cloakroom: Low level WC. Wash hand basin with vanity unit. Partially tiled. Obscure view double glazed window to rear. Laminate flooring. First Floor: Bedroom One: (12â€™<sup>1</sup> x 11â€™<sup>4</sup>) Double glazed window to front aspect. Radiator. Built-in cupboard housing combination boiler. Bedroom Two: (13â€™<sup>1</sup> x 10â€™<sup>9</sup>) Double glazed window to rear. Radiator. Door to, Bathroom: (10â€™<sup>1</sup> x 6â€™<sup>4</sup>) Suite comprising of low level WC. Wash hand basin. Panelled bath with shower over and tiled surround. Radiator. Double glazed window to rear. Extractor fan. Rear Garden: The property offers a low maintenance rear garden. For your clarification, we have been unable to confirm whether certain items in this property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property & commission an expert report where necessary. All measurements are approximate and for illustrative purposes only and should not be relied upon for carpets and furnishings. Photographs are reproduced as general information and it must not be inferred that any item shown is included for sale with the property. Viewing is strictly by appointment with Holbrook Moran if there are any important matters likely to affect your decisions; please contact this office prior to viewing this property. N.B. Money Laundering regulations 2003: In accordance with the above act, intended purchasers will be asked to provide identification documents upon agreeing a sale. We would ask for your co-operation in this matter to avoid any unnecessary.



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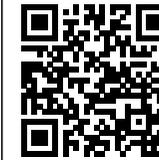
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