



112 Hillside Road
St George, Bristol, BS5 7PF

Asking price £315,000



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Description

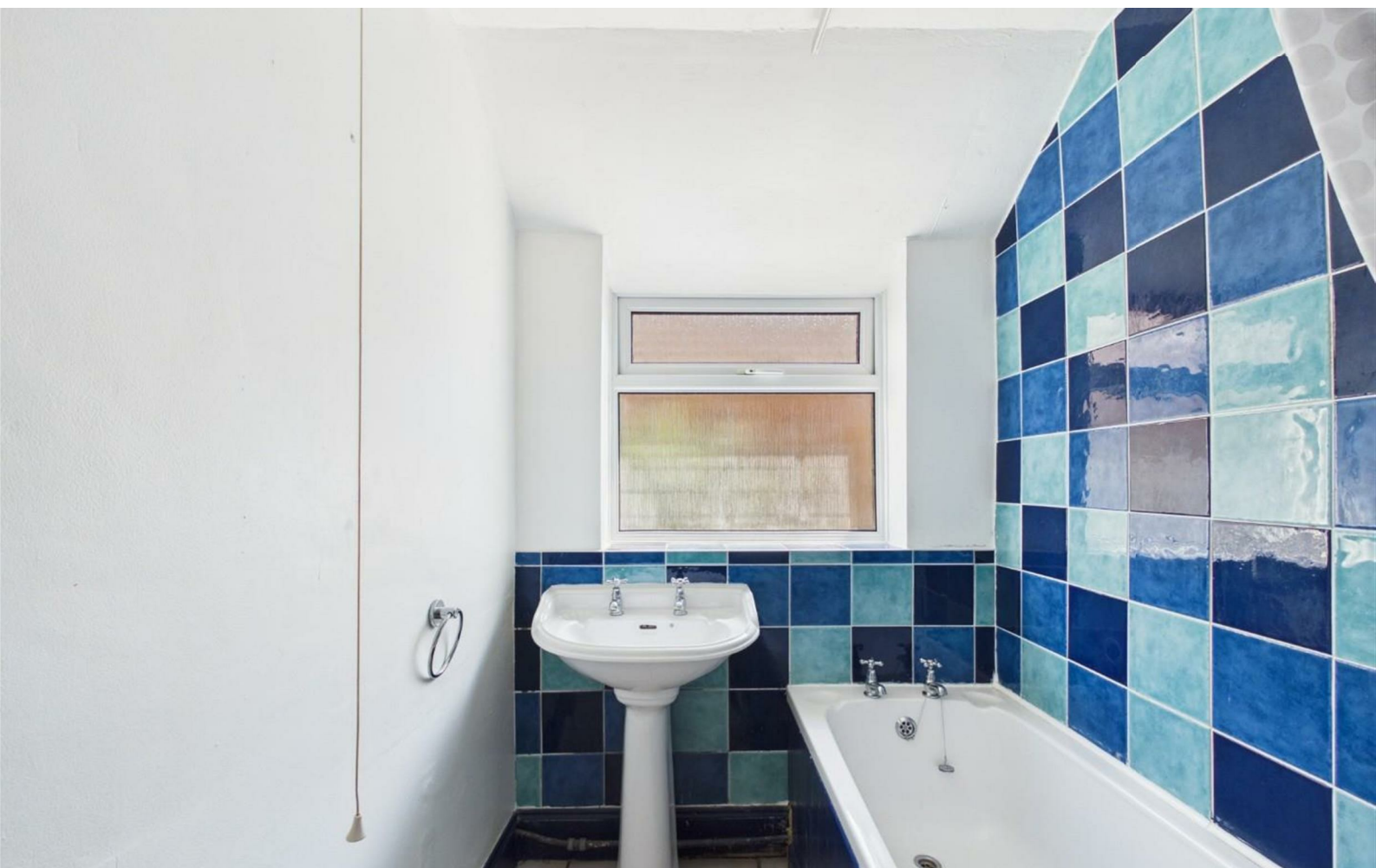
Spacious period home with rear parking potential, offered with no onward chain and perfectly positioned just moments from Troopers Hill Nature Reserve.

Enjoying generous room proportions and a highly sought-after St George location, this attractive double-bayed period terrace offers an exciting opportunity for families, first-time buyers and those looking to put their own stamp on a character home. Offered to the market with no onward chain, the property is just a short stroll from the beautiful open spaces of Troopers Hill and benefits from the rare advantage of off-street parking to the rear, if required.

The accommodation briefly comprises a welcoming entrance hallway leading into a spacious open-plan lounge and dining room. To the rear is a fitted kitchen with access to the bathroom and separate WC.

- NO ONWARD CHAIN
- THREE WELL-PROPORTIONED BEDROOMS
- SPACIOUS OPEN-PLAN LOUNGE & DINING ROOM
- SHORT WALK TO TROOPERS HILL NATURE RESERVE
- ATTRACTIVE DOUBLE-BAYED PERIOD TERRACE
- IMPRESSIVE FULL-WIDTH PRINCIPAL BEDROOM
- REAR GARDEN WITH OFF-STREET PARKING OPTIONS
- EXCELLENT TRANSPORT LINKS TO BRISTOL CITY CENTRE





Ground Floor

Lounge
4.22 x 3.34 m
13'10" x 10'11"

Dining Room
3.44 x 5.02 m
11'3" x 16'5"

Kitchen
4.14 x 2.23 m
13'6" x 7'3"

Bathroom
1.60 x 2.36 m
5'3" x 7'8"

Hallway
3.49 x 1.51 m
11'5" x 4'11"

Hallway
1.15 x 0.78 m
3'9" x 2'6"

Floor 2

Bedroom 1
3.48 x 3.91 m
11'5" x 12'9"

Bedroom 2
3.46 x 2.94 m
11'4" x 9'7"

Bedroom 3
2.54 x 1.94 m
8'3" x 6'4"

Landing
0.81 x 1.93 m
2'7" x 6'3"

Approximate total area⁽¹⁾
84.4 m²
909 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map of St George, Georgia, showing the location of the property. The map highlights the intersection of Two Mile Hill Rd and Crews Hole Rd. A red pin marks the property location. Surrounding areas include Whitehall, Clouds Hill Rd, Bell Hill Rd, and Bryants Hill. The map is credited to Google.

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		59	81
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales EU Directive 2002/91/EC			