



169 Butlers Walk

St George, Bristol, BS5 8DA

**Offers in excess of  
£445,000**



# 169 Butlers Walk



## Description

WOW WOW WOW!!! We have fallen in love with this wonderful riverside home, which has been greatly improved by the current vendor and made into something truly special.

Overlooking the river Avon, this semi-detached home is exceptionally spacious and finished to a high standard, offering a mixture of city living with outstanding river views from every floor.

Arranged over 3 levels, the accommodation comprises an entrance hall which leads to a spacious high ceiling dining room with open plan access to the fitted kitchen. Also accessed from the hallway are a fully tiled cloakroom, deep storage cupboard and integral garage.

To the first floor is a spectacular open plan living room with media wall and a

- RIVERSIDE VIEWS AND LOCATION
- FINISHED TO A HIGH STANDARD AND MODERNISED THROUGHOUT
- 3 BATHROOMS
- ECONOMICAL MODERN HEATING SYSTEM
- LARGER THAN AVERAGE GARDEN FOR THE DEVELOPMENT
- 3 STOREY MODERN LIVING
- 3 DOUBLE BEDROOMS
- JULIETTE BALCONIES TO ENHANCE THE WESTERLY FACING VIEWS
- INTEGRAL GARAGE AND OFF STREET PARKING
- ESTATE MANAGEMENT FEE OF £70 THAT INCLUDES BUILDING INSURANCE

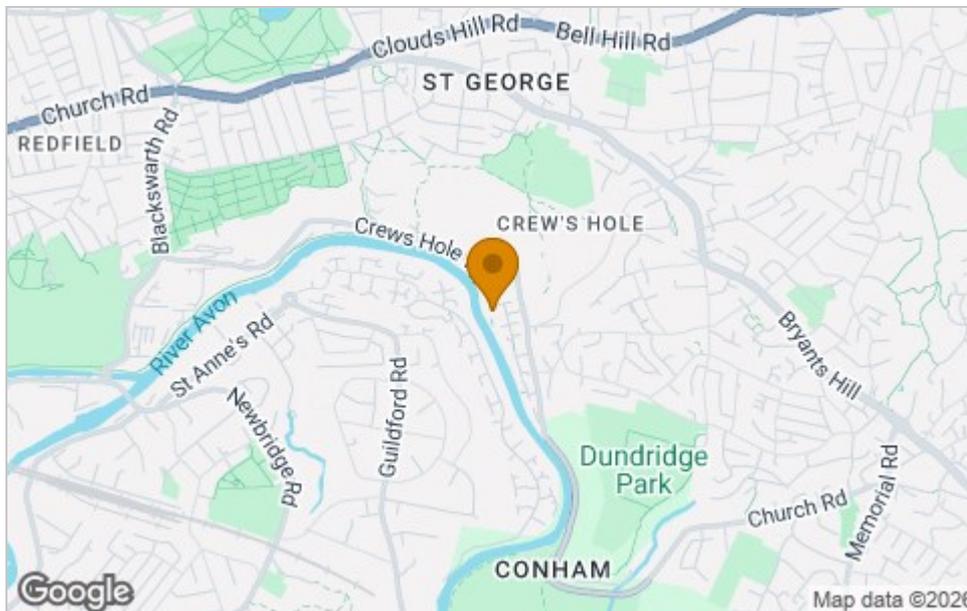




## Floor Plan



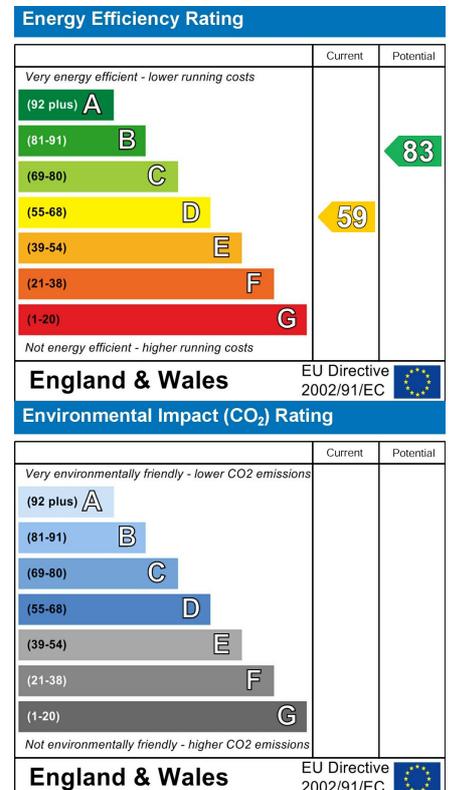
## Area Map



## Viewing

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.

## Energy Efficiency Graph



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