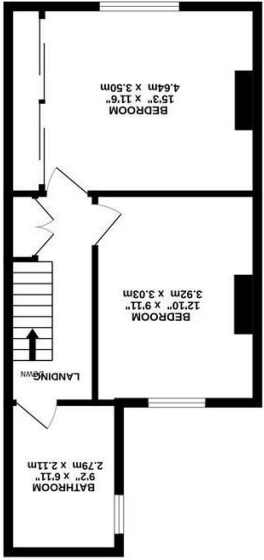
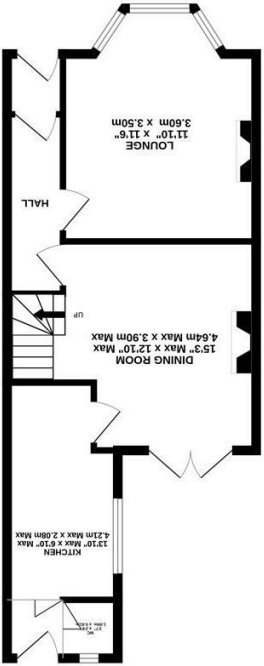




FLOOR PLAN



Miles from nearest bus lane made to ensure the accuracy of the figures contained here. Measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any dimensions or statement. This plan is for guidance purposes only and should be used in conjunction with the property in person. The above figures are approximate and should be used in conjunction with the property in person. The above figures are approximate and should be used in conjunction with the property in person. The above figures are approximate and should be used in conjunction with the property in person.

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

AREA MAP







**AIR BALLOON ROAD**  
**ST GEORGE, BRISTOL, BS5 8LD**  
**ASKING PRICE £325,000**



2



1



2



D





## GROUND FLOOR

### Entrance Hall

### Lounge

11'9" x 11'5"

### Dining Room

15'2" max x 12'9" max

### Kitchen

13'9" max x 6'9"

### Rear Lobby

### Cloakroom

3'6" x 2'7"



## FIRST FLOOR

### Landing

### Bedroom One

15'2" x 11'5"

### Bedroom Two

12'10" x 9'11"

### Bathroom

9'1" x 6'11"

## OUTSIDE

### Front Garden

### Rear Garden





A traditional two bedroom middle terrace home, located in an elevated position on the popular Air Balloon Road. With its charming stone elevations and prime location near the amenities of St George & Redfield, this property offers a perfect blend of traditional character and modern comfort.

Step inside to a welcoming entrance hall that leads to two generous reception rooms. The front lounge boasts a classic bay window and ornate ceiling coving, whilst the dining room benefits a stylish Minster fireplace housing a log burner and French doors that give access to the garden.

The galley style kitchen has been thoughtfully designed to maximise space and offers a range of wall and base units with spaces for a cooker, american style fridge/freezer, washing machine and wine fridge. A bi-fold door gives access to a lobby used as a larder by our seller and a two piece ground floor cloakroom.

Upstairs, you'll find two generously sized double bedrooms, the principal room benefitting from fitted wardrobes providing ample storage space. The generous bathroom occupies what would have once been a third bedroom and offers a four piece white suite to include a bath and shower enclosure.

Externally, the walled rear garden is a true oasis, each level offering a different seating area to capture sun throughout the day. This peaceful retreat is perfect for unwinding after a long day. There is also a handy storage shed.

Conveniently located with direct transport links to Bristol City Centre, perfect for busy commuters. This home is sure to be popular with first time buyers looking to be close to the hustle and bustle of Church Road as well as those looking to be close to the tranquil green spaces of Trooper Hill Nature reserve, Dundridge Park and St George Park.

