

# HUNTERS<sup>®</sup>

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## 25 Congleton Road

St. George, Bristol, BS5 7AP

Offers In The Region Of £325,000



Nestled on Congleton Road in the vibrant city of Bristol, this charming end terrace house, built between 1900 and 1909, presents an exciting opportunity for those with a flair for renovation. With two spacious reception rooms and two comfortable bedrooms, this property offers a welcoming atmosphere that is perfect for first-time buyers or DIY enthusiasts eager to make their mark.

The house is ideally located just moments away from the picturesque St. George's Park, providing a lovely green space for leisurely strolls and outdoor activities. While the property does require general improvements and refurbishment, it boasts outstanding potential for transformation into a beautiful home tailored to your personal taste.

The eye-catching exterior of this end terrace home adds to its appeal, making it a standout choice for those looking to invest in a property with character and charm. With a little vision and effort, this house can be turned into a delightful residence that reflects your style and meets your needs.

If you are seeking a project that promises both challenge and reward, this property on Congleton Road could be the perfect fit for you. Embrace the opportunity to create your dream home in a desirable location, and let your imagination run wild with the possibilities that await.



Hall  
Fitted coat hooks, radiator, laminate wood grain effect floor, UPVC double glazed window to side, cupboard containing gas meters, electric fuse box.

Lounge 11'10" x 12'10" (3.62m x 3.92m)  
Laminate wood grain effect floor, dimension maximum overall into a UPVC double glazed bay window and alcoves, fireplace surround, period style ceiling coving, radiator.

Second Sitting/Dining Room 12'9" x 10'5" (3.90m x 3.19m)  
Under stairs storage cupboard, fireplace surround with inlay tiles and built in gas fire (not tested), aluminum framed sliding patio doors with outlook and access onto the rear courtyard garden, archway opening ...

Kitchen 9'4" x 6'4" (2.86m x 1.94m)  
Fitted with a range of wall, floor and drawer storage cupboards with brushed steel effect stainless steel handles, rolled edged working surfaces, splash back tiling, position for gas cooker and washing machine and upridge fridge/freezer, single drainer stainless sink unit, UPVC double glazed window to side, radaitor.

First Floor Landing  
Access to roof space, radaitor.

Bedroom 1 16'5" x 12'10" (5.01m x 3.93m)  
Build in single door wardrobe, radiator, dimension maximum overall into a UPVC double glazed bay window and alcoves, additional double glazed window to side, radiator.

Bedroom 2 10'2" x 9'1" (3.11m x 2.79m)  
Excluding a double built in cupboard with a newly installed gas combination boiler for domestic hot water and central heating, UPVC double glazed window to rear, radaitor.

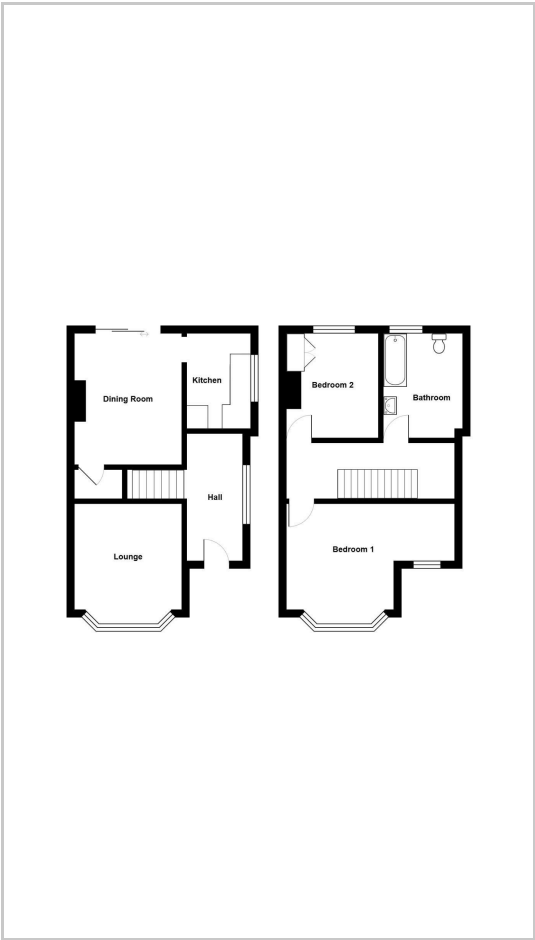
Bathroom 10'3" x 6'5" (3.14m x 1.98m)  
A white suite of pannelled bath, low level w.c. and pedestal wash basin, splash back tiling, radiator, UPVC double glazed and frosted window to rear.

Exterior  
The garden is arranged to the rear of the property and offering a paved terraced with brick edged and raise borders on three sides, wrought iron gate and pedestrian pathway to the side, outside tap, lean to store.

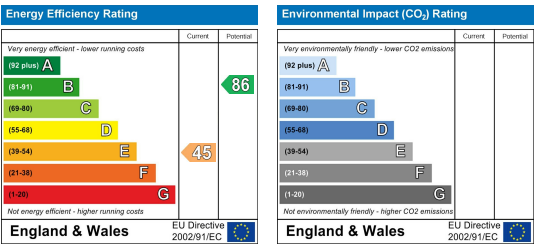
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.