



HUNTERS[®]
HERE TO GET *you* THERE

16 Park Street, St George, Bristol, BS5 7QP

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£325,000

****Quiet Cul-de-Sac Near St George Park. Chain Free**** Tucked away in a peaceful cul-de-sac just moments from St George Park and a short walk to the ever-popular Church Road, this beautifully presented two-bedroom, two-bathroom period home is ideal for first-time buyers looking to step straight onto the ladder. Offered chain free and ready to move into, the property is freshly decorated and well maintained throughout, making it a hassle-free purchase. Inside, you'll find a bright and welcoming layout with a cosy front lounge, leading through to a spacious kitchen diner, perfect for everyday living and hosting friends. Upstairs offers two generous double bedrooms filled with natural light, along with a modern family bathroom. The ground floor also benefits from a handy utility area and an additional shower room, great for busy households or guests. Outside, enjoy a sunny, low-maintenance rear garden, ideal for relaxing in the warmer months. With well-kept heating and electrics, plenty of storage, and a fantastic location close to parks, cafés, and transport links, this home ticks all the boxes for an easy first move. Early viewing highly recommended.

- Chain Free!
- Quiet Cul De Sac
- Close to St George Park
- Walking Distance to Church Road Eateries
- Lovely Condition Throughout
- Spacious & Full of Natural Light
- Lots of Storage Space
- Two Double Bedrooms
- Two Bathrooms
- Sunny Rear Garden

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16 Park Street



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

NB:

Please note these photographs were taken prior to the current tenant moving in who is also packed up in readiness to leave so the property will look different on a viewing

Front Door

Front garden with railings give space for bins and bikes, uPVC door opening into...

Entrance Hall

Hallway Victorian archway with corbels, radiator with cover, dado and picture rail, wall mounted cupboard housing meters, stairs to first floor and doors to...

Lounge

11'3" x 10'1"
Double glazed bay window to front, radiator

Kitchen Diner

11'7" x 10'0"
Fully fitted kitchen with wall and base units, corner cupboards with carousel shelving racks, tiled splash backs, space for dining table and chairs, space for range oven, dishwasher and fridge freezer, radiator, double glazed window to rear looking onto garden, under stairs storage cupboard with shelving, light and power, door to...

Lobby

Ideal laundry area with space and plumbing for washing machine with shelving above, hooks for coats, door to garden with cat flap and door into...

Shower Room

6'7" x 4'8"
Three piece white suite including shower cubicle with electric shower, wc, wash hand basin, part tiled walls, radiator, obscure glazed window to side

Stairs

To first floor leading to landing, loft access, loft boarded

for ample storage space, cupboard housing water tank with shelving, doors to...

Bathroom

7'0" x 6'8"
Large bathroom with three piece white suite comprising wc, wash hand basin and bath, fully tiled walls, radiator, obscure glazed window to rear

Bedroom One

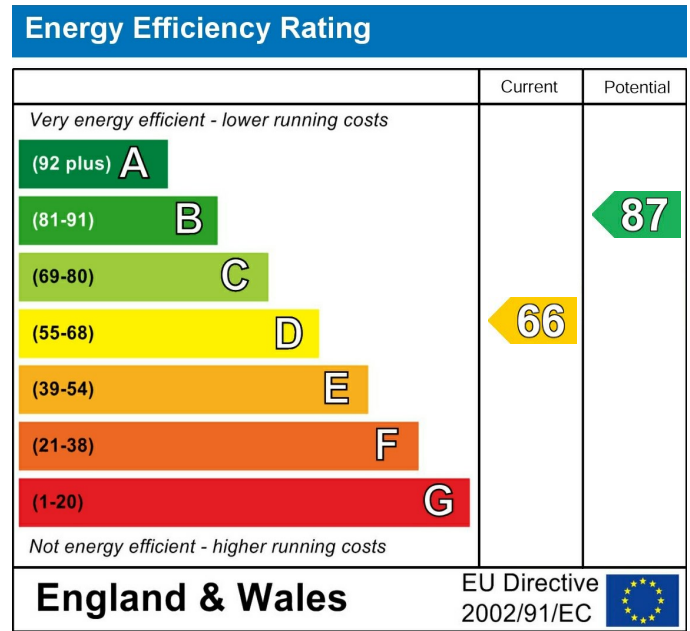
11'3" x 11'1" to wardrobes
Double glazed windows to front, radiator, built in wardrobes to alcoves

Bedroom Two

11'9" x 7'6"
Double glazed window to rear, radiator

Garden

East facing garden with hard standing giving space for storage, planting level, steps to decked area, shed and flower beds with mature well established plants



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. 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.









