



**HUNTERS®**  
HERE TO GET *you* THERE

8 Salisbury Street, St. George, Bristol, BS5 8EE

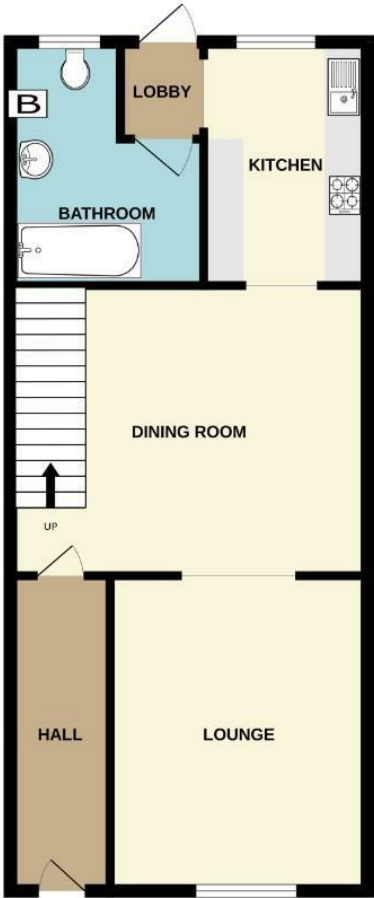
8 Salisbury Street, St. George, Bristol, BS5 8EE

Offers In Excess Of £325,000

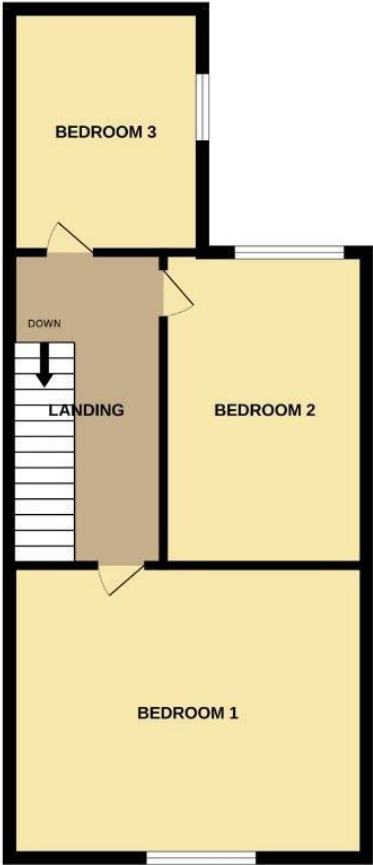
**\*\*ST GEORGE PARK & CHURCH ROAD LOCATION!!\*\*** This colourful terrace is deceptively spacious inside boasting a lovely large central reception room with engineered oak flooring flowing into the front lounge. The kitchen leads to the bathroom and garden. Upstairs are three double bedrooms including a huge master bedroom complete with exposed wood flooring. This is complemented by the double glazing and modern boiler. Potential to add value with some simple improvements and all this in a popular location with all the cool handy amenities on the doorstep and Central Bristol a brief cycle ride away!

Hunters Easton 72 St Marks Road, Easton, BS5 6JH | 0117 9522 939  
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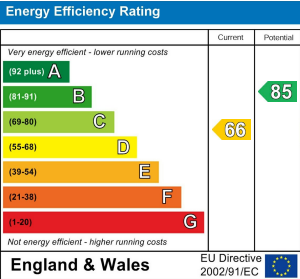
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**FRONT DOOR**

Upvc door opening into

**ENTRANCE HALL**

Engineered oak flooring flowing into reception rooms, wall mounted meters, radiator, Victorian archway leading into

**DINING ROOM**

10'11" x 12'0"  
Large central open plan sitting/dining room with under stairs storage space, stairs to first floor, radiator, opening into

**LOUNGE**

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

**KITCHEN**

12'0" x 6'0"  
Wood wall and base units with work surface over, fitted oven and electric hob, space for washing machine and integrated dishwasher, sink and drainer, tiled splash backs, tiled flooring, double glazed window to rear, step up and opening into

**LOBBY**

With door to rear garden, radiator, tiled flooring, door into

**BATHROOM**

11'1" x 6'10"  
Part tiled, three piece white suite comprising wc, wash hand basin with vanity unit beneath, bath with mains shower over, wall mounted Vaillant combination boiler for heating, radiator, obscure glazed window to rear

**STAIRS**

Exposed wood stair case leading to first floor landing with wood floorboards, leading to

**BEDROOM ONE**

14'0" x 12'0"  
Large double room, double glazed window to front, radiator

**BEDROOM TWO**

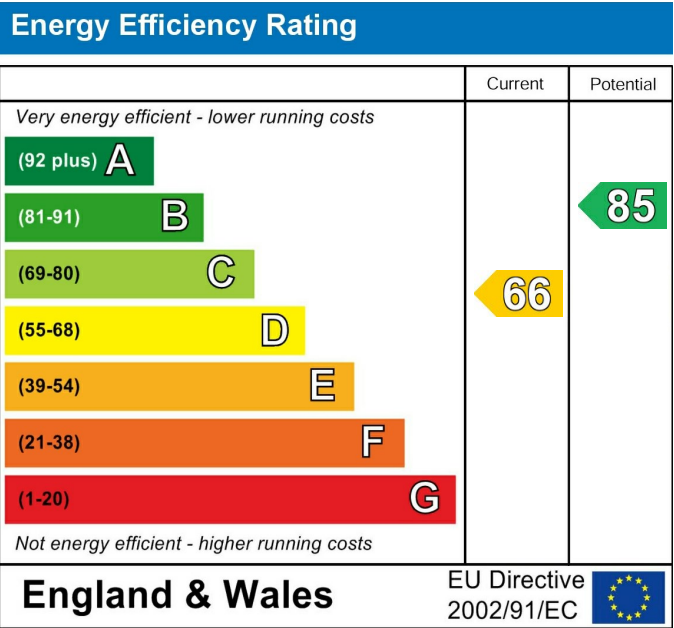
12'0" x 8'0"  
Double bedroom, radiator, double glazed window to rear

**BEDROOM THREE**

10'11" x 6'0"  
Small double bedroom, radiator, double glazed window to side

**GARDEN**

Hard standing, wood/bin store to side, steps up to higher level with patio stone and space for shed



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.



















