

A photograph of a two-story terraced house with a light-colored, textured exterior. The house has a gabled roof and several windows, some with white frames. A paved driveway leads to the front of the house, and there are stone walls and trees in the background. The sky is clear and blue.

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HERE TO GET *you* THERE

39 Troopers Hill Road, St George, Bristol, BS5 8BU

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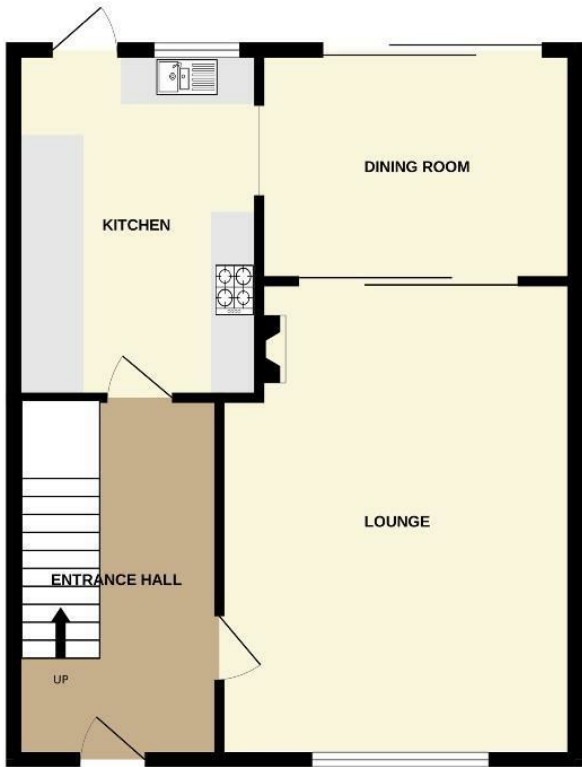
£325,000

****POTENTIAL IN TROOPERS HILL!!**** Add value and extend/build here. Corner plot with wrap around gardens providing paved driveway & lots of space to improve & expand elevated in an outstanding location looking over Troopers Hill! Chain free and ready to move into with lots of space and light and parking. Through lounge diner looking onto gardens with kitchen beside, generous hall & landing leading to three good size bedrooms and a new bathroom suite. Complete with wood flooring. Please get in touch to arrange a visit and look and what can be done here!

- So Much Potential!
- Chain Free
- Blank Canvas - Ready to Add Value
- Corner Plot with Space to Extend/Build (stpp)
- Troopers Hill Views & River Walks
- Prime St George Location
- Lots of Light & Space
- Paved Driveway
- Three Generous Bedrooms
- New Bathroom Suite

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GROUND FLOOR

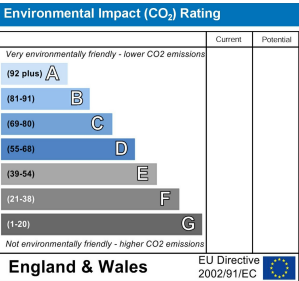
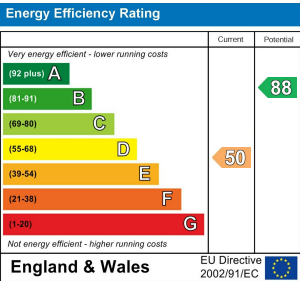


1ST FLOOR



3 BED SEMI

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

Sliding doors into porch with door into

ENTRANCE HALL

Exposed wood flooring, stairs to first floor, radiator, doors to

LOUNGE

15'4" x 9'11"
Double glazed large window to front, radiator, fireplace, wood flooring, sliding doors opening into

DINER

8'2" x 8'1"
Double glazed patio doors to rear garden, wood flooring, radiator, opening into

KITCHEN

9'7" x 6'10"
Wall and base units with work surface over, double sink and drainer, space for appliances, tiled splash backs, gas hob and oven fitted into wall, double glazed window and door to rear garden, doorway into entrance hall

STAIRS

Leading to first floor landing with loft access and doors to

BATHROOM

6'1" x 5'1"
New bathroom suite comprising bathroom with shower attachment, wc, wash hand basin, obscure glazed window to rear, chrome towel radiator

BEDROOM ONE

11'2" x 8'11"
Double glazed window to rear, radiator, fitted wash hand basin with vanity unit beneath, wood flooring

BEDROOM TWO

11'5" x 9'1"
Double glazed window to front, radiator, wood flooring

BEDROOM THREE

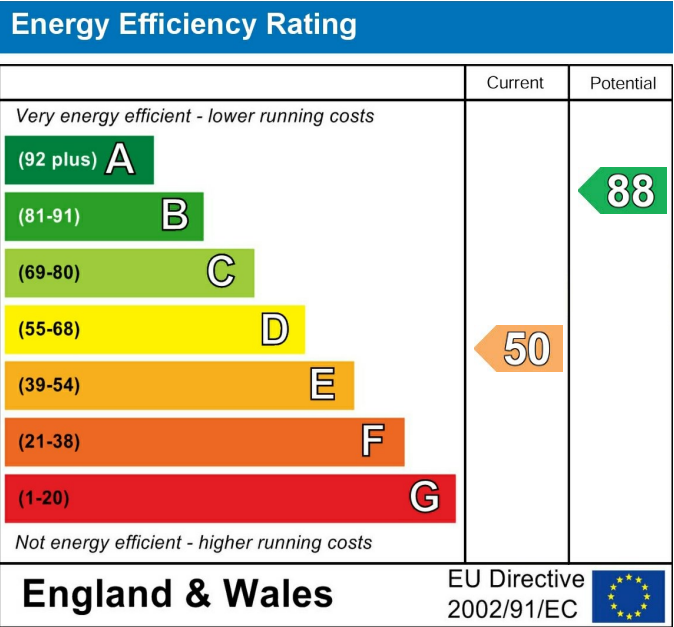
7'11" x 6'1"
Double glazed window to front, radiator, obscure window borrowing light from the landing, wood flooring

GARDENS

Wrap around gardens with the main rear area being South East facing, patio, to raised beds with mature tree, views across to Troopers Hill, side space with lawn, plants and path to front with lawn and plant and front door, steps down to path in front of the house. To the rear there is then access to

PARKING

Newly paved driveway providing off street parking for at least two cars



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.







