

**STUART
OLIVER**
RESIDENTIAL



7A Cassey Bottom Lane, St George, Bristol, BS5 8BX
£185,000 Share of freehold

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- First floor maisonette
- Own entrance
- Two bedrooms
- Spacious kitchen/diner
- Lovely reception room
- Bathroom with corner bath
- Far reaching views
- Gas central heating
- Large private rear garden
- Troopers Hill on your doorstep

A Lovely two bedroom first floor maisonette with its own front door, large private rear garden and far reaching views over Troopers Hill and Bristol beyond. The property is presented onto the market in good condition throughout and benefits from being located close to St Georges Park including Troopers Hill and the local amenities of St George.

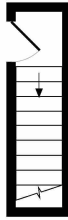




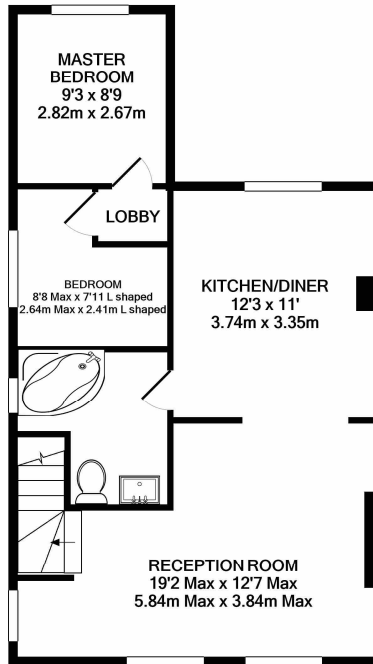
The maisonette is accessed via a private side gate and a path leading to the private front door. Upon entering the property, you are greeted by a small lobby with stairs rising to the first floor. The spacious reception room has dual aspect through three double glazed windows with lovely far reaching views over Bristol and the neighbouring Troopers Hill. This room also has a study/ desk area and has wood effect flooring throughout. From the reception room there is a large opening leading straight into the wonderful kitchen/diner with wood effect flooring and a good range of base and eye level units and ample work surface with tiled splash back. There is a built in four ring gas hob with oven under, single bowl ceramic sink with mixer tap and a double glazed window over with pleasant views to the rear. There is space and plumbing for a washing machine, slim line dishwasher and a fridge/freezer. From the kitchen there is a rear lobby accessing both bedrooms, the master being located to the rear of the property. The bathroom consists of a matching white suite including a corner bath with a shower attachment, pedestal sink and low level wc, there is a frosted double glazed window to the side. The property has gas central heating throughout.

Outside there is a good size rear garden which is mainly lawned with a rear raised area comprising of flower beds, seating area and built in brick barbecue. To the front of the garden there is a further large patio area for outside entertaining. This really is a lovely home and located in such a wonderful spot with wonderful walks on your doorstep, an internal viewing is essential to fully appreciate all that is on offer.





GROUND FLOOR
APPROX. FLOOR
AREA 31 SQ.FT.
(2.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 545 SQ.FT.
(50.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 576 SQ.FT. (53.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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