



**SARAH CLARK**  
PROPERTY CONSULTANTS

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SOUTH HAYES, BRISTOL, BS5 6UB



This lovely house is available mid August and is offered unfurnished. Set in a quiet residential area this house is a hidden gem, with a sunny balcony to the rear with great views over Bristol, off-street parking and a garage. This would make a lovely home for a small family or due to the size of the bedrooms suit a maximum of two professional sharers.

The accommodation has an open-plan layout with a good size lounge to the front, leading through to a dining room and kitchen to the rear. There are patio doors from the kitchen onto a large decked balcony and steps down to the low maintenance garden. The kitchen contains a range of wall and base units, electric oven, gas hob and integrated dishwasher. The utility room houses the fridge/freezer and washing machine and has a door into the garage.

Upstairs there are two double bedrooms and a small single room which would make a perfect home office. There is a modern shower room with large walk-in shower, wc and basin.

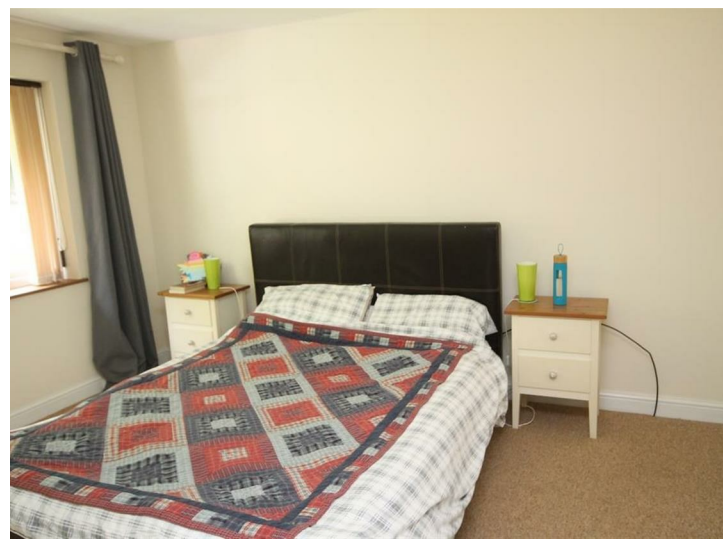
The house is neutrally decorated throughout.



## Features

- Available Mid-August
- Family or Maximum Two Professional Sharers
- 3 Bedrooms
- Kitchen with all white goods
- Balcony and Garden
- Parking and Garage





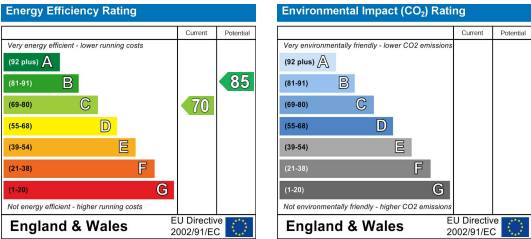
TENURE

SERVICES

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LOCAL AUTHORITY

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.