



**SARAH CLARK**  
PROPERTY CONSULTANTS

46 |  
ST. AIDANS ROAD, BRISTOL, BS5 8RT

This is a fantastic three bedroom family home situated in the very popular area of St George. It offers a good amount of living and entertaining space to accommodate a modern family lifestyle. The additional benefits include fantastic views to the rear of the property, a great sized rear garden complete with its own bar and a partly converted loft room.

The downstairs accommodation includes: a large through lounge/dining room complete with patio doors leading out onto decking and to the rear garden. There are great views to enjoy from the rear of the house. The kitchen is well equipped with an integrated dishwasher, space for washing machine, space for fridge freezer and a range of wall and base units.

Upstairs on the first floor are two double bedrooms each with built-in wardrobes and a good sized single bedroom. From this floor there is also access via a loft ladder to the loft room which has been partly converted to allow for a very beneficial occasional living space.

Finally there is a modern family bathroom which is fully tiled with white suite and window to the rear.

Outside to the front is a low maintenance garden and to the rear is a good sized garden which again is low maintenance with artificial grass. The rear garden has an outbuilding currently being used as a utility room and a garage which is currently used as a gym. This is a fantastic family entertaining space complete with decking and even your very own bar.



## Features

- Three Bedrooms
- Partly Converted Loft Space
- Large Through Lounge
- Scenic Views to The Mendips
- Large Rear Garden
- Garage





#### Porch

Small Entrance Porch

#### Lounge

12'9" x 13'11" (3.91 x 4.25)

This lovely large through lounge/dining room has patio doors which lead out onto decking to a large rear garden. Neutral decoration & carpet throughout, gas fire and bay window to front. From the rear you can enjoy the wonderful views out towards the Mendips and Chew Magna.

#### Dining Room

10'8" x 10'9" (3.26 x 3.28)

The dining area is to the rear of the lounge and leads onto the decking to large back garden.

#### Kitchen

7'11" x 12'11" (2.43 x 3.70)

With a contemporary feel this is a good sized kitchen with windows to the side & rear looking onto the garden and door to the decking. Included is an integrated dishwasher, space for washing machine, space for fridge freezer and a range of wall and base units.

#### Bedroom One

9'3" x 13'11" (2.82 x 4.25)

A good sized double room with modern decoration, neutral carpet, built-in wardrobe (boiler inside) and bay window to front aspect.

#### Bedroom Two

9'3" x 10'9" (2.82 x 3.28)

This second bedroom has neutral decoration and carpet, a built-in wardrobe and window to rear aspect with views across to the Mendips.

#### Bedroom Three

7'8" x 8'11" (2.35 x 2.73)

The third bedroom has neutral decoration and window to front aspect.

#### Loft Space

9'4" x 11'3" (2.87 x 3.45)

This very useful loft space has been partly converted and is accessed from the first floor via a folding loft ladder. With two velux windows bringing in plenty of light and plenty of storage built into the eaves this is a very useful additional space.

#### Bathroom

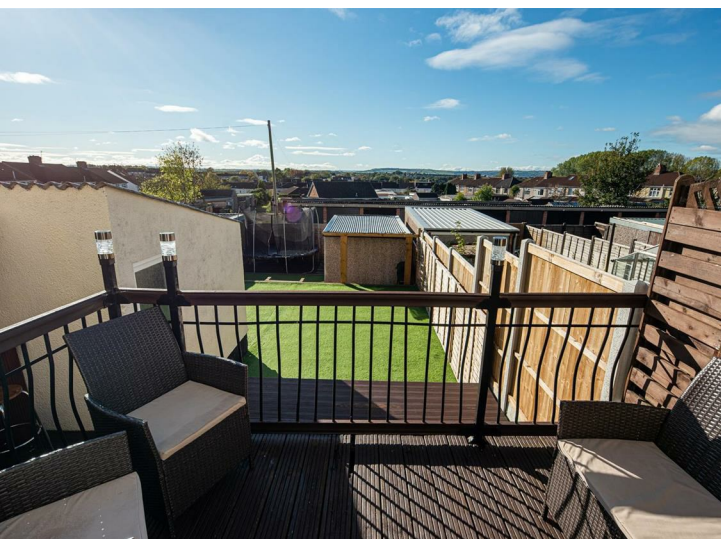
This modern bathroom is fully tiled and includes a white suite with bath and shower overhead, WC, basin, vanity unit for storage and window to rear.

#### Outside

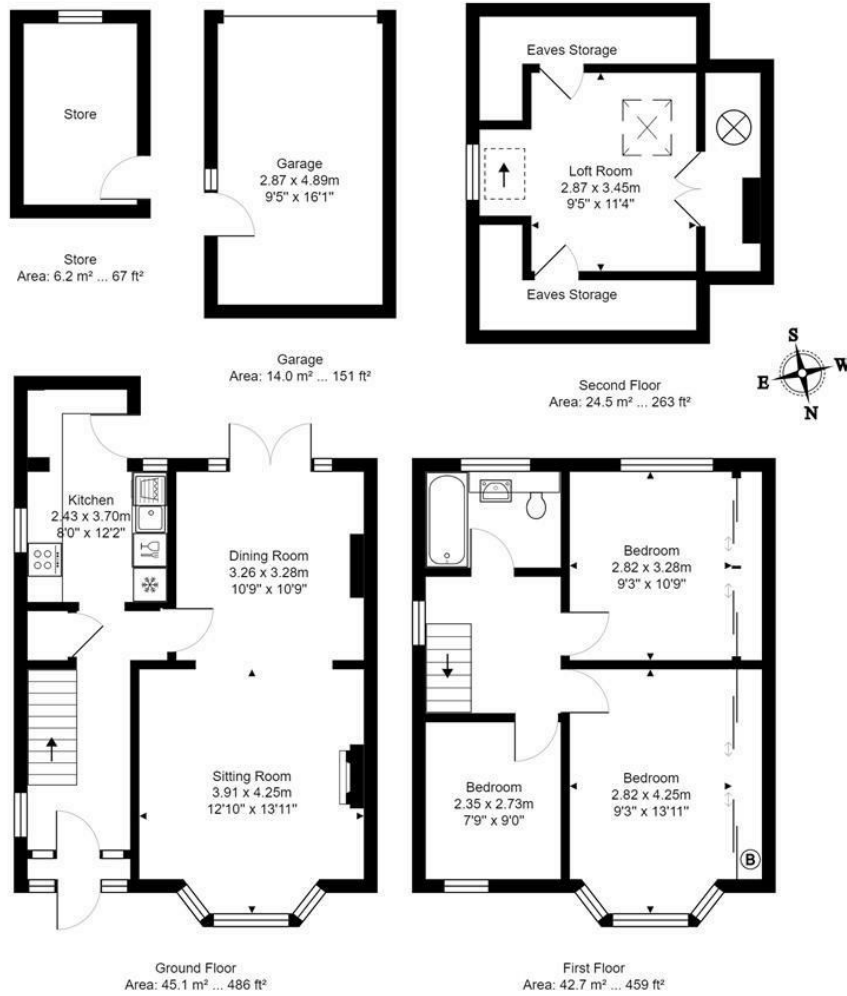
To the front is a low maintenance garden and side access to the rear of the property.

The rear garden is a good size and is a great family entertaining area. The garden is low maintenance with artificial grass and is completed with a decked area which would be great for family bbq's and you even have your very own bar.

There is an outbuilding currently used as a utility room and a garage which is currently used as a gym.



**TENURE  
FREEHOLD**



Total Area: 112.3 m<sup>2</sup> ... 1209 ft<sup>2</sup> (excluding store, garage)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
www.inovusproperty.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(12 plus) <b>A</b>			(82 plus) <b>A</b>
(91-91) <b>B</b>		83	(61-91) <b>B</b>
(79-80) <b>C</b>			(49-80) <b>C</b>
(55-66) <b>D</b>	56		(25-66) <b>D</b>
(39-54) <b>E</b>			(9-54) <b>E</b>
(21-38) <b>F</b>			(1-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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.