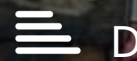
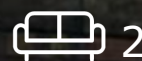




46 Air Balloon Road

St George, Bristol, BS5 8LA

Asking price **£325,000**



# 46 Air Balloon Road



## Description

Welcome to this charming mid-terrace house situated on Air Balloon Road close to Troopers Hill nature reserve and with easy access to the city.

This property boasts 2 reception rooms with stripped floorboards and a log burner, a lovely fitted kitchen opening onto a south westerly rear garden, and with 2 great size bedrooms, master with fitted wardrobes and a stunning bathroom with a separate shower cubicle.

This traditional mid-terrace layout offers a warm and inviting atmosphere, ideal for creating lasting memories with family and friends. Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and envision the possibilities that await you at this delightful property on Air Balloon Road.

- STUNNING PERIOD TERRACE
- FANTASTIC BATHROOM WITH SHOWER
- TWO GOOD SIZE BEDROOMS
- STRIPPED FLOORBOARDS
- OPEN PLAN LOUNGE DINER WITH LOG BURNER
- SOUTH WESTERLY GARDEN
- STYLISH KITCHEN

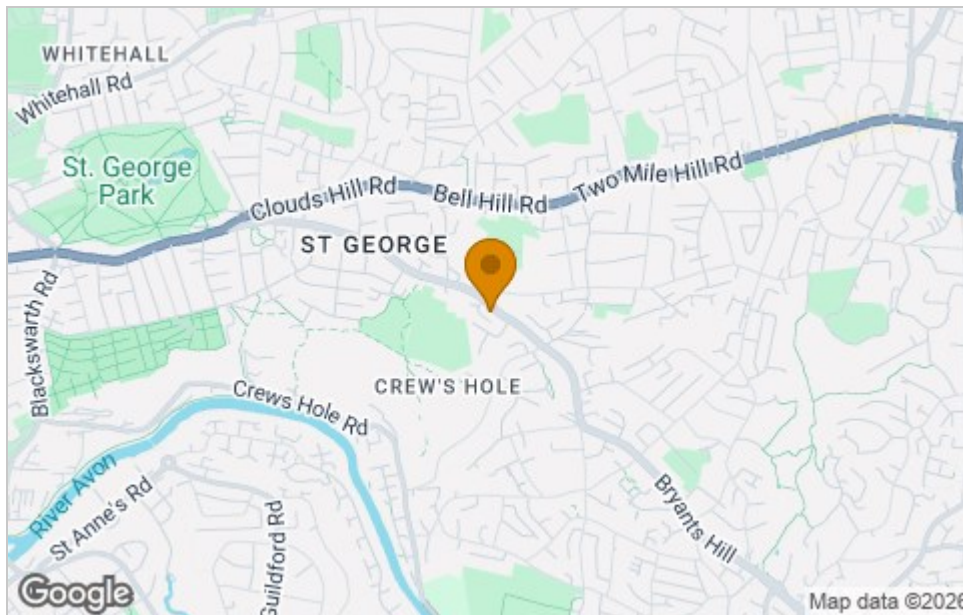




## Floor Plan



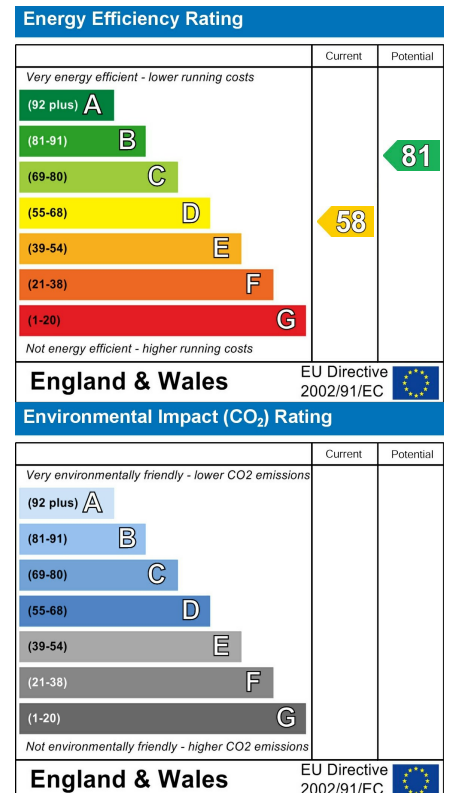
## Area Map



## Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.