



2 Coach House Lane

St. George, Bristol, BS5 8FD

**Asking price £425,000**



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## Description

Welcome to this detached 3 bedroom home nestled away in a cul-de-sac location in St. George and only a stones throw away from the picturesque St. George Park. Close to Church Road and all the shops, cafes and amenities it has to offer along with good transport links into the city.

Comprising of inner hallway leading to a spacious open plan living dining area featuring a modern kitchen. Also boasting french doors looking out onto the good sized garden, a downstairs WC and a garage. Upstairs you'll find three well-proportioned double bedrooms and a modern family bathroom.

Further benefits include gas central heating, double glazing and much more! Don't miss out on making this gem your own! Call now to book a viewing!

- DETACHED
- 3 DOUBLE BEDROOMS
- GARAGE
- MODERN KITCHEN
- MODERN BATHROOM
- NEAR ST. GEORGE PARK
- OPEN PLAN LIVING DINING AREA
- NEAR CHURCH ROAD
- REAR GARDEN
- DOWNSTAIRS WC

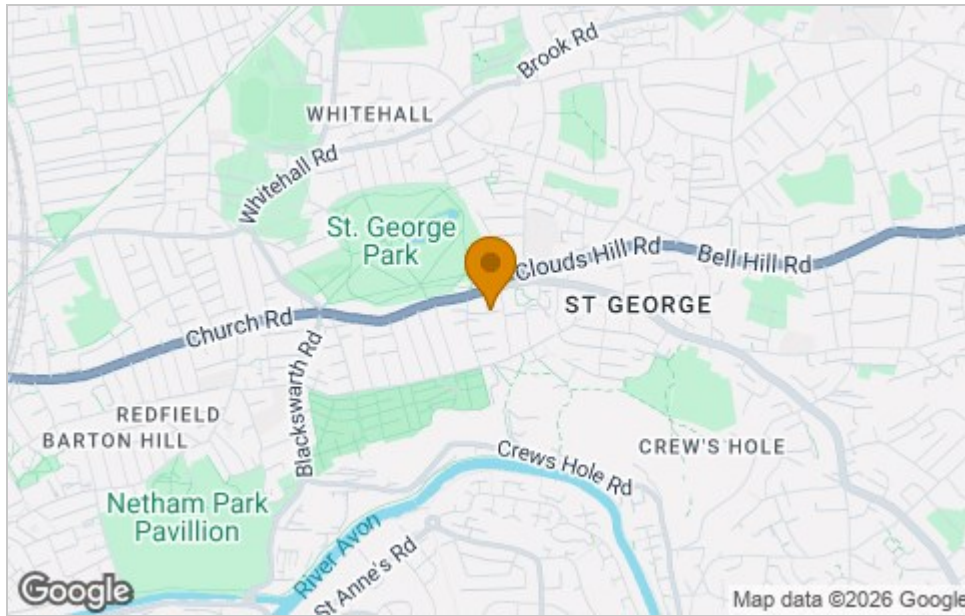




# Floor Plan



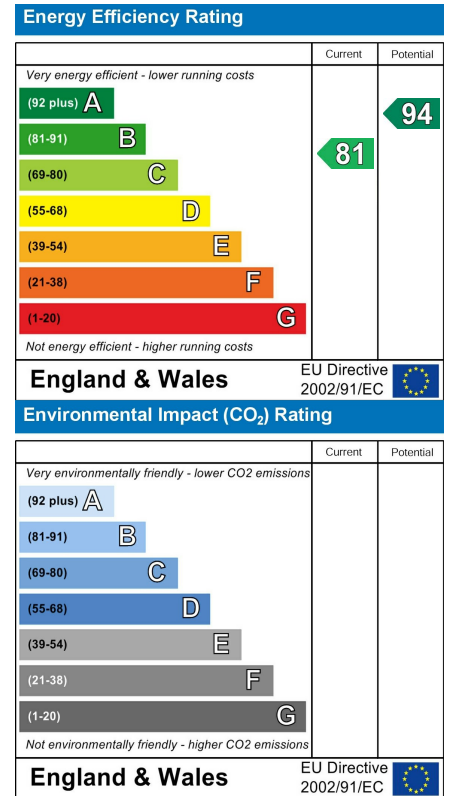
# Area Map



# 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



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