



18 Sherbourne Street  
, Bristol, BS5 8EH

**Asking price £360,000**



# 18 Sherbourne Street



## Description

This well-presented 2 bed terrace, situated in St. George, is only a stones throw away from the picturesque St. George Park and close to all the amenities, shops and cafes Church Road has to offer! With good transport links into the city, this property is an ideal first time buy.

Comprising of entrance porch & hallway leading to a bay lounge with stripped floorboards. The second reception, currently used as the living room, also features stripped floorboards along with lovely wooden panelling. The downstairs also boasts a modern kitchen, a dining room and a sheltered storage leading to a sound proof studio. To the rear of the property you'll find a west facing courtyard garden offering a space to relax. On the first floor, you'll find a full-width master bedroom, a second double bedroom and a bathroom.

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

- NEAR ST. GEORGE PARK
- WEST FACING COURTYARD GARDEN
- STRIPPED FLOORBOARDS
- SOUND PROOF STUDIO
- MODERN KITCHEN
- BAY LOUNGE
- 2 DOUBLE BEDROOMS
- DINING ROOM
- RECEPTION
- UPSTAIRS BATHROOM

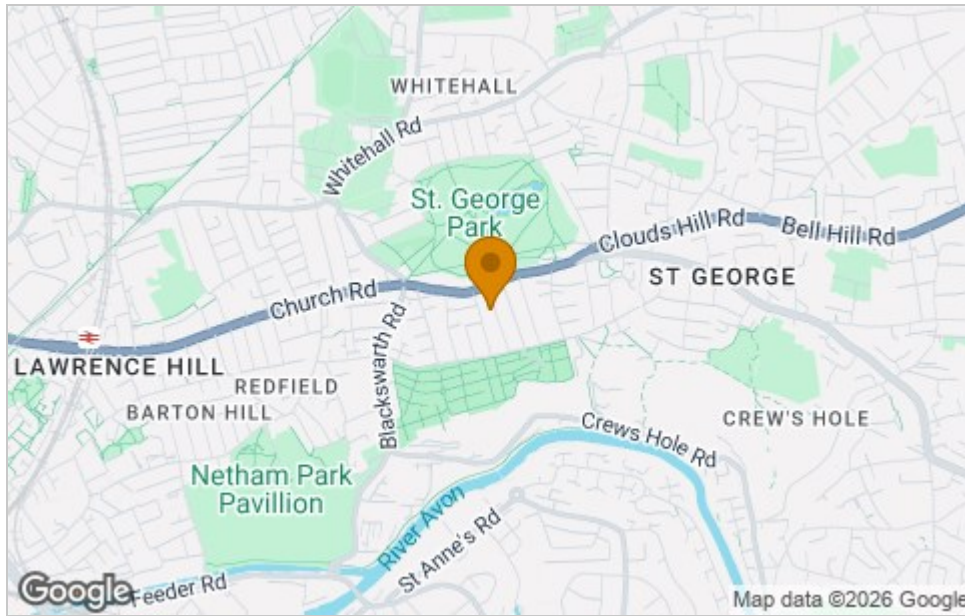




# Floor Plan



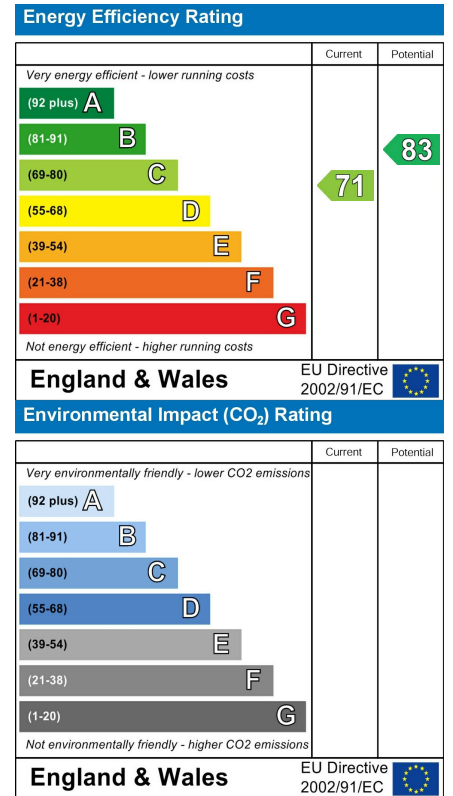
# Area Map



# 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.