



31 Bellevue Road

St. George, Bristol, BS5 7PQ

Asking price **£330,000**



# 31 Bellevue Road



## Description

A delightful double bayed period terrace home situated within close proximity of Air Balloon primary school and Bell Hill Road allotments. The lively Church Road with its array of cafes and bars and the city is within easy reach.

In brief, the accommodation comprise entrance hall leading to a bayed lounge with a feature fireplace, a full width dining room, a fitted kitchen with a lean to off and with two bedrooms and a tasteful bathroom to the first floor. Whilst outside provides an enclosed low maintenance garden with a raised deck catching the sun.

Overall, this charming period terrace offers a wonderful blend of character and practicality, making it an ideal choice for first-time buyers, young families, or those seeking a well-located home with easy access to local amenities. With its attractive bay frontage, well-proportioned living space, and a sunny, low-maintenance garden perfect for relaxing or entertaining, this delightful home is ready to be enjoyed from the moment you step through the door. Early viewing is highly recommended to fully appreciate all that it has to offer.

- CLOSE TO AIR BALLOON PRIMARY SCHOOL
- BAYED LOUNGE WITH FIREPLACE
- STYLISH FITTED BATHROOM
- FULL WIDTH DINING ROOM
- KITCHEN WITH A UTILITY/LEAN TO OFF
- TWO BEDROOMS
- LOW MAINTENANCE GARDEN
- EASY ACCESS TO CHURCH RD & ST GEORGE PARK

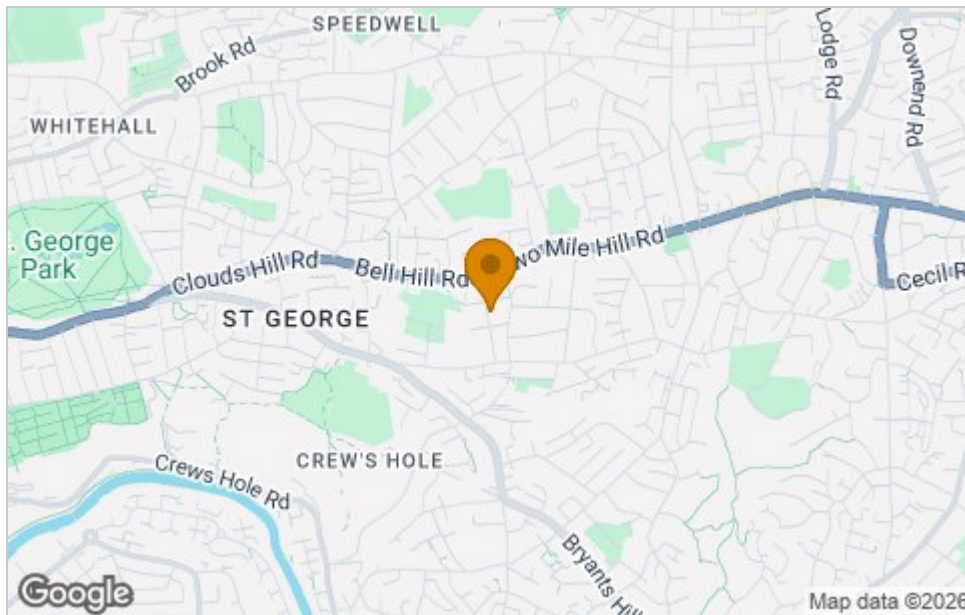




## Floor Plan



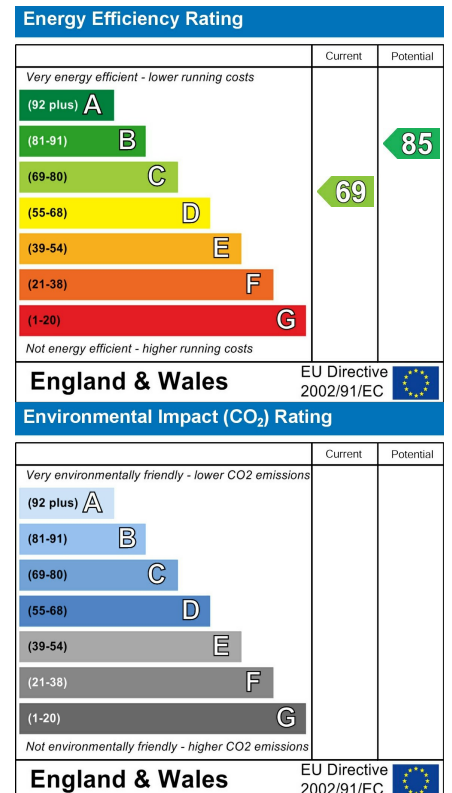
## Area Map



## 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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