



## 2 Port Side Close

St. George, Bristol, BS5 8EU

**Asking price £345,000**



3



1



2



# 2 Port Side Close



## Description

This delightful 3 bedroom semi-detached house set in this cul-de-sac style location offers a perfect blend of comfort and convenience and is a great location with river walks and the picturesque Conham River Park just a leisurely stroll away.

As you step inside, there is a hallway and cloakroom that leads to a well presented lounge and through to the full width modern fitted kitchen / dining room and further good sized conservatory.

This lovely property boasts upstairs three cosy bedrooms ( one currently used as a work from home office ) and modern bathroom.

Outside, the enclosed low maintenance rear garden has mature planting and greenery around provides a tranquil retreat looking over towards Troopers Hill to the rear along with gated side access.

- 3 BEDROOM SEMI-DETACHED HOUSE
- CUL-DE-SAC STYLE LOCATION
- WELL PRESENTED MODERN HOME
- DOUBLE GLAZED / GAS CENTRAL HEATING FROM A COMBI BOILER
- LARGE CONSERVATORY
- GARAGE AND OFF STREET PARKING
- CLOSE TO TROOPERS HILL AND CONHAM PARK
- FULL WIDTH MODERN KITCHEN / DINING ROOM
- GARDEN WITH LAWN AND RAISED DECKING AREA
- CLOSE TO RIVER WALKS AND CYCLE PATH

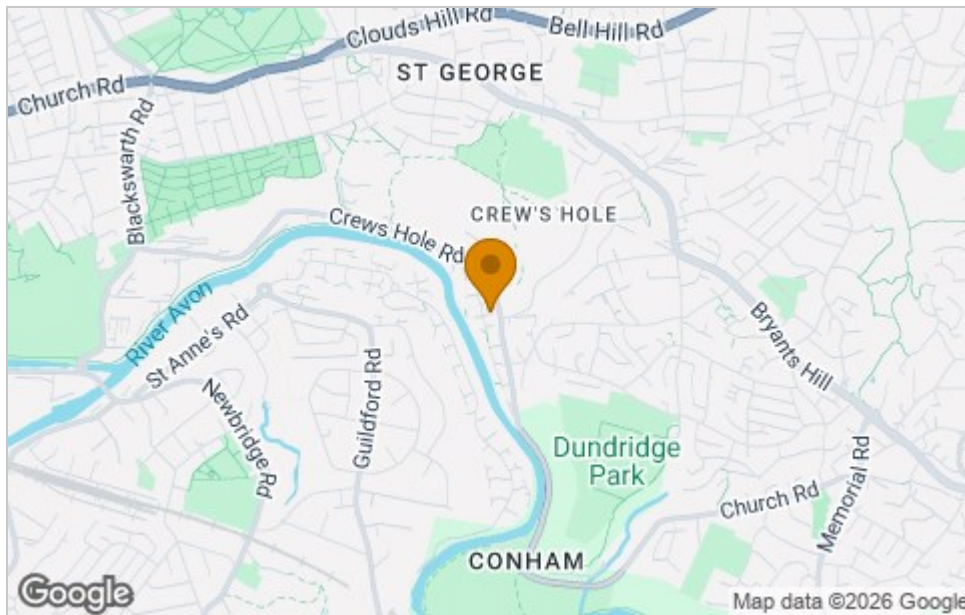




# Floor Plan



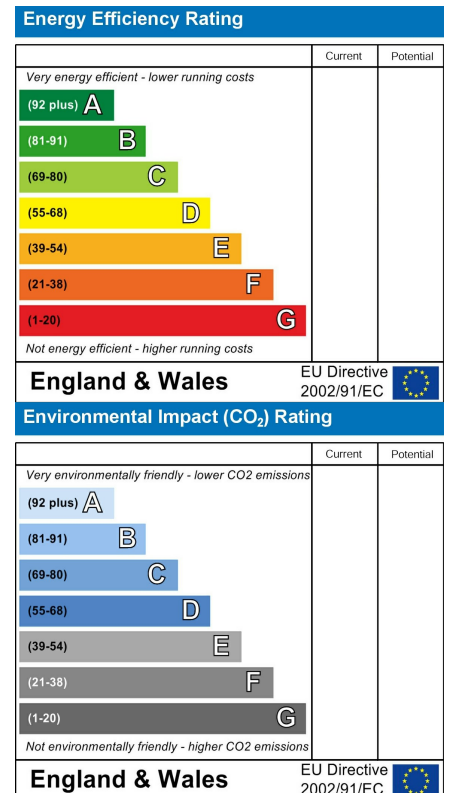
# Area Map



# 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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