holbrook moran estate agents

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283 Church Road
Redfield
Bristol
BS5 9HT



£360,000

3 Bedrooms

Marion Walk, St George

Holbrook Moran are delighted to present this three-bedroom 1950's home, situated in a popular cul-de-sac location in St George. Offering generous and versatile accommodation, an attractive enclosed rear garden, driveway parking for multiple cars and an impressive garage with mezzanine level.

The ground floor offers a welcoming entrance hall leading into the main living accommodation. To the front is a generous lounge, providing plenty of space for relaxing and entertaining, while a separate dining room offers further flexibility and makes an ideal space for family meals or entertaining guests.

The kitchen is positioned towards the rear of the property and offers a practical layout with a range of wall and base units, providing good storage and workspace. The ground floor benefits from excellent versatility, with the separate reception rooms allowing the accommodation to be arranged to suit a variety of needs.

Moving upstairs, the property offers three bedrooms, including two well-proportioned double bedrooms. The third bedroom provides useful flexibility and could be used as a guest bedroom, nursery or home office. A family bathroom completes the first floor.

Externally, the property benefits from an attractive enclosed rear garden, providing a great outdoor space with plenty of room for seating, entertaining and enjoying the warmer months. The garden offers excellent potential for those looking to create their ideal outside space. At the front of the property, a driveway provides off-street parking for multiple cars.

A great feature of the property is the substantial garage, which provides excellent storage and benefits from a useful mezzanine level above, offering fantastic additional versatility. The mezzanine space could suit a variety of uses, including storage, a hobby area or home working, subject to any necessary permissions.

The property offers scope for a new owner to put their own stamp on the accommodation and make improvements to suit their individual tastes and requirements. The current seller has already undertaken a number of works, including replacement windows approximately three years ago and a combination boiler approximately two years ago.

SITUATION

Conveniently situated in the popular St George area, Marion Walk is well placed for the amenities of Church Road and surrounding areas, with a variety of independent shops, cafés, restaurants and everyday conveniences nearby. St George Park is also within easy reach, offering extensive green space, a lake, play areas, tennis courts and a café.

The property is well positioned for access into Bristol City Centre by bus, bike and car, while the surrounding area also provides easy access towards Bath and the wider motorway network. Local green spaces include Troopers Hill Nature Reserve and St George Park, providing plenty of opportunities for walking and outdoor recreation.

Tenure: Freehold












APEX

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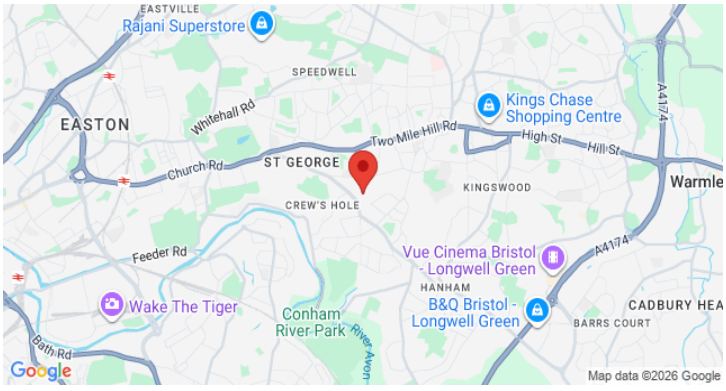


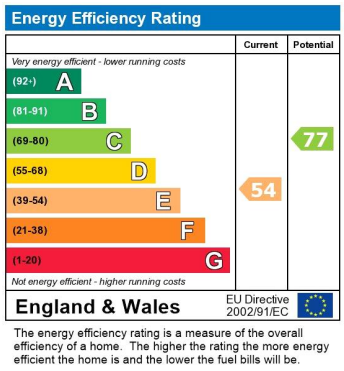




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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