

4 Hillburn Road, Bristol BS5 7PW  
 Approx. Gross Internal Area  
 Main House - 748 sq ft - 69 sq m



- KEY**
- Kitchen
  - Living Area
  - Bedroom
  - Bathroom
  - Storage

Ground Floor

First Floor

Zest, 1a Mile End, London Road, Bath, BA1 6PT  
 happytohelp@zestlovesproperty.com  
 01225 481010

**VIEWING AND OFFER PROCEDURE:** If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

**MONEY LAUNDERING REGULATIONS -** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

**DISCLAIMER::** All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

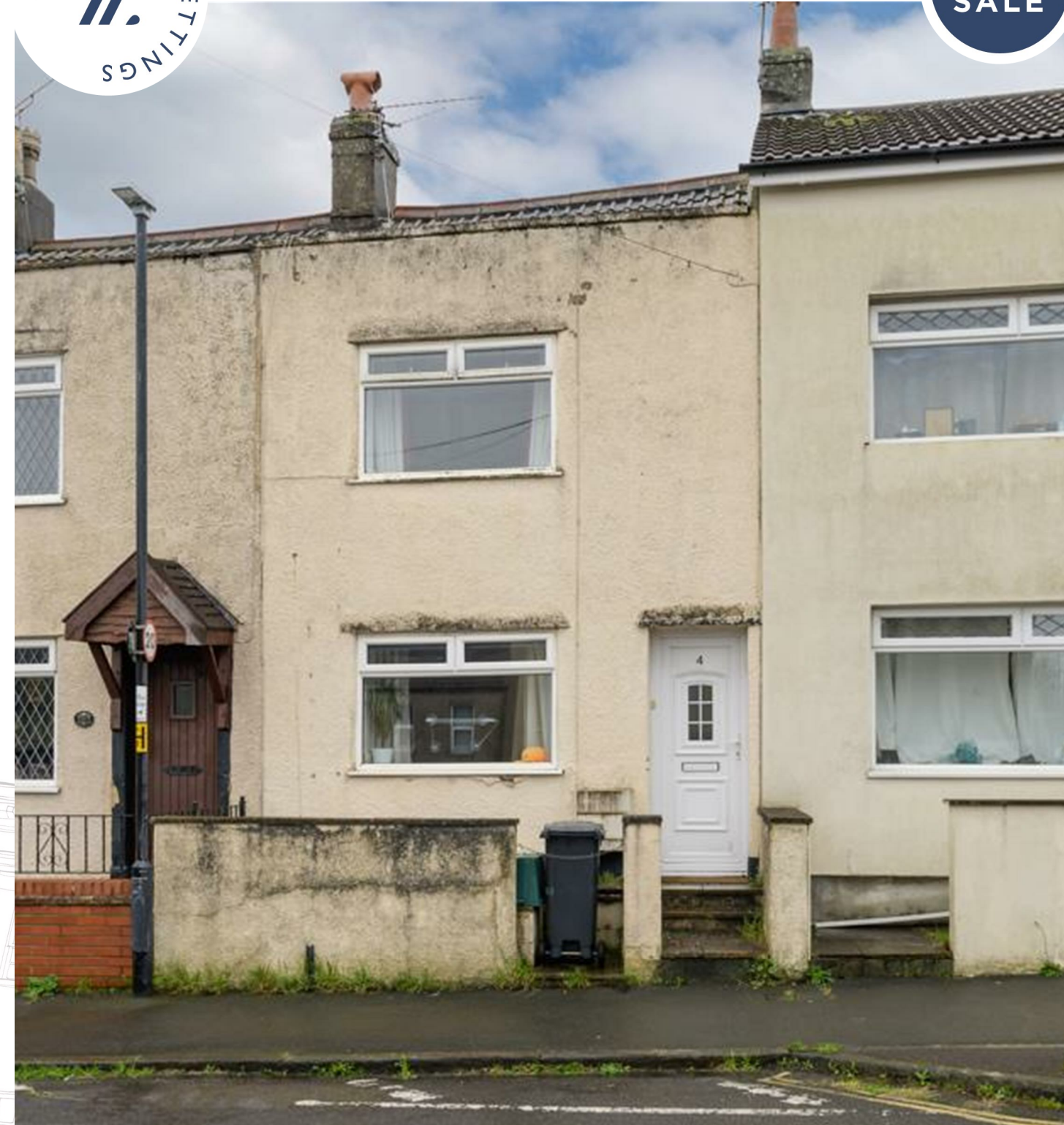
**ZEST ESTATE AGENTS**

1A MILE END  
 LONDON ROAD  
 BATH  
 BA1 6PT

T: 01225 48 10 10  
 E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com



**HILLBURN ROAD, BRISTOL  
 BS5 7PW  
 2 BEDROOM HOUSE**

**GUIDE PRICE  
 £270,000**

- Victorian mid terraced property
- Living room, kitchen, two double bedrooms and a bathroom
- Popular area of St George, no onward chain
- Double glazing, gas fired central heating
- Level rear garden with lawn and patio area
- Freehold. Council tax band B. EPC rating D.



#### DESCRIPTION

A charming mid terraced property set in a popular location just off Hillside Road. This spacious property benefits from double glazing and gas fired central heating. The accommodation offers a living room, well equipped kitchen, two double bedrooms and a family bathroom. To the rear of the property there is a level garden, with patio area and lawn.

#### LOCATION

Hillburn Road is within a short walk of St George's Park and within easy reach of Church Road. St George's Park is one of the city's most popular green spaces providing a kids play area, tennis courts, a cafe, a skate park, and a lake. St George has many exciting independent shops, cafes, pubs and restaurants, including the very popular Red Church, Rose & Crown

and Orchard Café. On from this, the much loved Bristol Loaf and The Lock-Up are staples in this community. The shops and cafes of Kingswood are also easily accessible via the Two Mile Hill Road. There are several well-regarded schools in the area, meaning this is a popular area with families. For commuters, it is a short journey into Bristol City Centre by bus, bike or car, whilst also being just a short drive from Bath and the motorway networks as well. From this side of the City Centre, Bristol Temple Meads is just a short journey away.

