

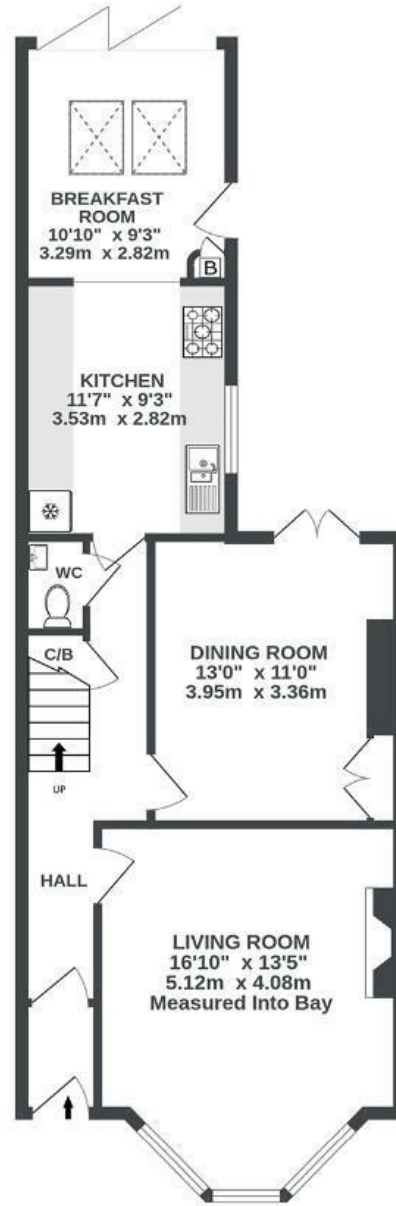
# Nutgrove Avenue

## VICTORIA PARK

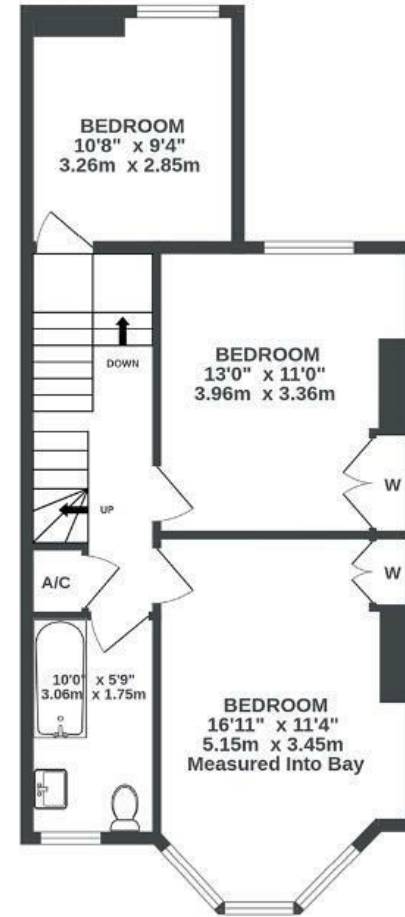
APPROXIMATE FLOOR AREA  
153.4 SQM / 1651 SQFT



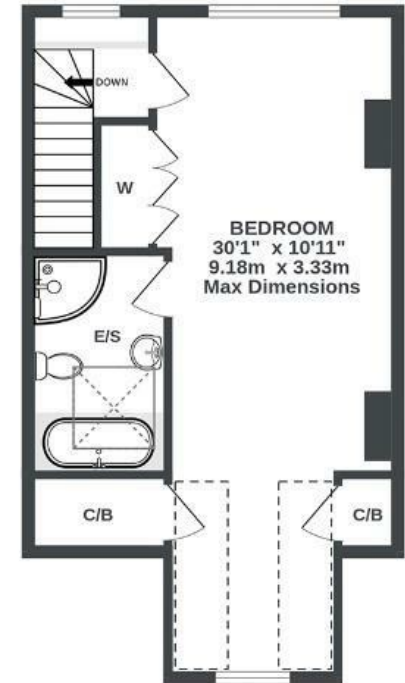
GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



2ND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



Illustrations are for reference purposes only, measurements are approximate, not to scale.

Boardwalk

# Nutgrove Avenue , BRISTOL

£

£750,000

zZz

4 Bedrooms



Bristol, BS3  
40F



2 Bathrooms

*"The park has been at the heart of our family life, and the community around here is so supportive. So many memories, the kids running across the park to their primary school, spilling out of our front door on a sunny Sunday evening with beers and blankets and friends, junior park run just outside our door, the city farm a 5 min walk away, and the handy commute into the train station or walk to town... but mainly the ever changing greenery and wildlife on our front door step. We will miss the house, especially the doors opening out onto our wild garden and the views from our little attic triangle window up at tree level, but the time has come to pass the keys on to others who will love and care for this house as much as we have."*

