



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

5 St. Nicholas Mews, Bristol, BS13 8EY

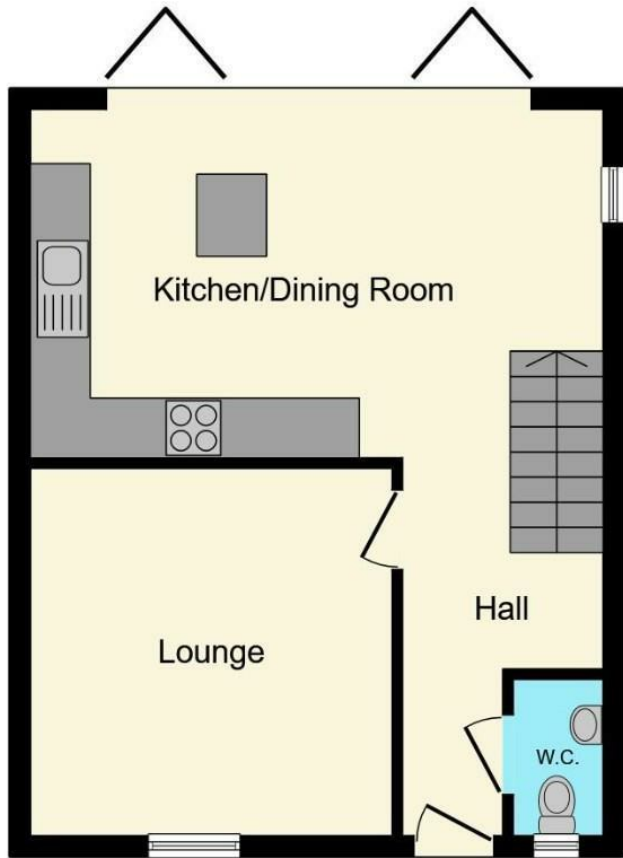
## 5 St. Nicholas Mews, Bristol, BS13 8EY

£430,000

Presenting to the market and being sold with NO CHAIN is this three bedroom semi-detached property forming part of the exclusive 'St Nicholas Mews' development. Located in the Bishopsworth area of South Bristol, the property is within an ideal proximity to Bristol City Centre and Temple Meads Train Station making for a convenient commute. The accommodation comprises a lounge, kitchen and dining area with bifold's opening onto the rear garden, three bedrooms, one with an en suite, and a family bathroom. Additional features include a downstairs w/c and allocated parking spaces.

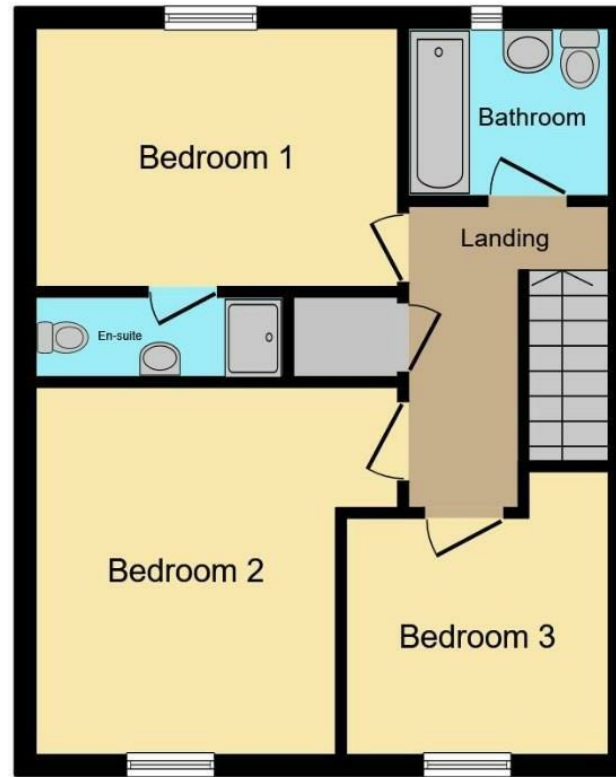
To avoid disappointment call now to arrange a viewing!!

Hunters Bishopsworth 25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441  
bishopsworth@hunters.com | www.hunters.com



### Ground Floor

Floor area 41.5 sq.m. (446 sq.ft.)



### First Floor

Floor area 41.5 sq.m. (446 sq.ft.)

**TOTAL: 82.9 sq.m. (893 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		91	93
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## GROUND FLOOR

### Cloakroom / Utility

Leading from the entrance hall into the W/C. Obscured UPVC double glazed window to the front. The W/C consists of a low-level W.C and wash basin. Base unit. Space for washing machine. Wall mounted combination boiler. Underfloor heating.

### Entrance Hall

Access to the property through the front door into the entrance hall. Access to the W/C, lounge and kitchen/diner. Stairs leading from the ground floor to the first floor. Underfloor heating.

### Lounge

13'02" x 10'04"

Leading from the entrance hall into the lounge. UPVC double glazed window to the front. Underfloor heating.

### Kitchen Diner

15'08" (longest) x 18'01"

Leading from the entrance hall into the kitchen/diner. UPVC double glazed window to the side. Matching wall and base units. Kitchen island. Inset sink with mixer tap. Integrated microwave, dishwasher and double oven with gas hob and extractor above. Space for American style fridge/freezer. Ceiling lights and spotlights. UPVC double glazed bi-folding doors opening to the rear.

## FIRST FLOOR

### Landing

Stairs leading from the ground floor to the first floor.

Access to all three bedrooms and the bathroom. Storage cupboard. Wall mounted radiator. Velux window.

### Family Bathroom

Leading from the landing into the bathroom. The bathroom consists of a low-level W/C, wash basin and bath with shower unit above. Obscured UPVC double glazed window to the front. Fully tiled walls. Tiled flooring. Wall mounted towel rail.

### Bedroom One

12'04" x 11'05"

Leading from the landing into bedroom 1. UPVC double glazed window to the rear. Wall mounted radiator. Ceiling light. Access to the en-suite.

### Ensuite

Leading from bedroom 1 one into the en-suite. The en-suite consists of a low-level W/C, wash basin and shower unit. Tiled flooring. Towel rail.

### Bedroom Two

12'08" x 9'04"

Leading from the landing into bedroom 2. UPVC double glazed window to the front. Wall mounted radiator.

### Bedroom Three

10'00" (longest) x 8'04"

Leading from the landing into bedroom 3. UPVC double glazed window to the front. Wall mounted radiator.

## OUTSIDE


### Rear Garden

Accessed via bi-folding doors from the kitchen/diner. Fully enclosed by fence. Mostly laid to lawn. Patio area. Access gate to side.

### Front Garden

Off-road parking. Access to rear garden through side gate.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>91</b>	<b>93</b>
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





