



14 Niblets Hill

St George, Bristol, BS5 8BH

Asking price **£350,000**





# 14 Niblett's Hill



## Description

1960's end of terrace located in an elevated position with stunning views of Troopers Hill in St George. This lovely home is an ideal first time buy for those wishing to be closer to green spaces. Comprising a large lounge and a modern kitchen diner to the ground floor with access to the garden via a useful lean to utility/storage space.

Upstairs are two double bedrooms and a single along with a modern bathroom. Outside to the front is a mature garden with rockery and shrubs. To the rear is a patio seating area, a lawn and side patio providing side access. Further benefits include gas central heating & double glazing and a driveway for one car. Well presented throughout and in a great location close to the Conham and Troopers Hill Nature reserve. Please call to view!  
Bristol City Council Tax Band B

- 1960'S END TERRACE
- THREE BEDROOMS
- KITCHEN DINER
- FRONT AND REAR GARDENS
- NO CHAIN
- VIEWS OF TROOPERS HILL
- LOUNGE WITH VIEWS
- UPSTAIRS BATHROOM
- OFF STREET PARKING





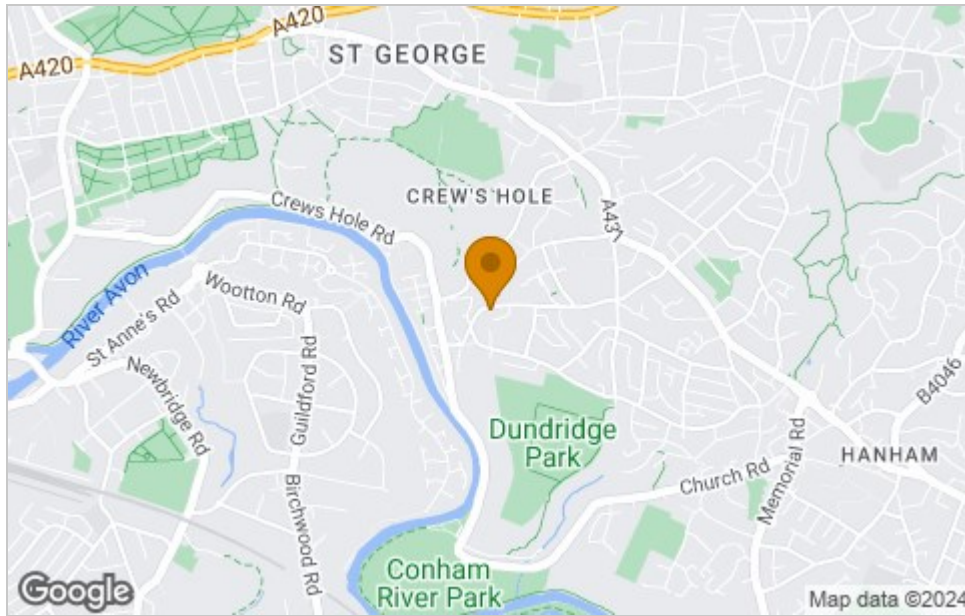




# Floor Plan



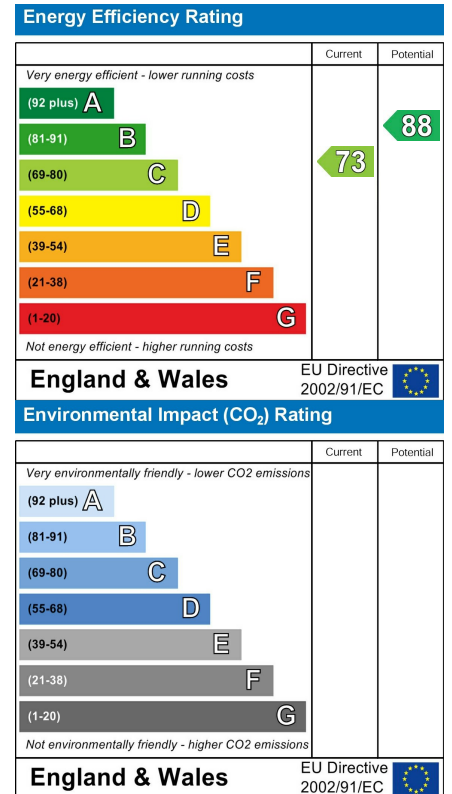
# Area Map



# 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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