



St Nicholas Park, Easton  
£350,000

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# 11 St Nicholas Park

## Easton, Bristol, BS5 0LP

CHAIN FREE, NEWLY DECORATED End terrace, 2 reception, tranquil Cul-de-sac, potential off street parking, 2 good sized gardens, near St Marks Road. EPC- C. Victorian home.

- END OF TERRACE VICTORIAN HOUSE
- MODERN KITCHEN
- HARDSTANDING TO THE FRONT WITH POTENTIAL FOR OFF STREET PARKING
- EPC-C

- TWO DOUBLE BEDROOMS
- MODERN FIRST FLOOR BATHROOM
- GAS CENTRAL HEATING, DOUBLE GLAZED WINDOWS AND EXTERNAL DOORS

- TWO RECEPTION ROOMS
- FRONT AND REAR GARDENS
- NO ONWARD CHAIN



## The Property

Introducing a comfortable, newly decorated Victorian end of terrace home at St. Nicholas Park, Easton, Bristol. The property sits on 828.82 square feet of ample space, perfect for family living or a keen investor. The ground floor boasts two bright and airy rooms, beautifully appointed with features such as a cosy fireplace surround, convenient storage cupboards, an eye-catching bay window, elegant coving & ceiling roses. The ground floor also includes a kitchen, complete with a modern fitted design and a fitted oven and hob, access into the rear enclosed garden.

On the first floor, you'll find two spacious rooms, each capable of being a double bedroom and completed with a bathroom that features a modern suite and a shower over the bath.

The property additionally offers front and rear gardens, the rear enclosed with wall boundary, mature shrubbery and storage shed, the front garden offering ample space with hard standing for potential off-street parking whilst still keeping the mature shrubbery and bushes.

## The Situation

This property is nestled at the end of a tranquil cul-de-sac location in Easton, a stone's throw away from St Marks Road with local amenities such as the Bristol Sweet Mart, nearby reputable schools like Bannerman Road Community Academy, Whitehall & May Parks, and Greenbank Cemetery. Health and wellness enthusiasts will appreciate the Bristol To Bath Cycle path nearby or if required to commute the property is also conveniently located within a 4 minute walk to Stapleton Road train station and the M32 for swift road connections.

## Entrance

Double glazed door into inner lobby, coving, high level cupboard housing the consumer unit, obscure glass door into;

## Hallway

Radiator with thermostat control, stairs to the first floor, high level feature arch, ornamental ceiling rose mains, powered smoke alarm, doors to;

## Sitting Room

Double glazed UPVC bay window to the front aspect, understairs storage cupboard, feature fire surround, coving, ornamental ceiling rose, radiator with thermostat control, mains powered optical smoke alarm

## Dining Room

Double glazed UPVC window to the rear aspect, radiator with thermostat control, understairs storage cupboard, internal wall insulation, ornamental ceiling rose.

## Kitchen

Range of wall and base units with work tops over, grey tiled splash backs, stainless steel sink with mixer tap, electric oven and hob with stainless steel extractor over. Space for under unit fridge and plumbing for a washing machine. Double glazed UPVC window to the side/rear aspect, double glazed UPVC door into the rear garden. Mains powered heat detector.

## Stairs and Landing

Stairs to the first floor, Double glazed UPVC fixed panel window to the side aspect, access to insulated loft spaces, stairs storage cupboard with shelving, mains powered optical smoke alarm, ornamental ceiling rose.

## Bedroom 1

Double glazed UPVC window x2 to the front aspect, radiator with Hive thermostat control, ornamental ceiling rose.

## Bedroom 2

Double glazed UPVC window to the rear aspect, radiator with Hive thermostat control.

## Bathroom

Double glazed UPVC obscured glass window to the rear aspect, white bath with enclosed side and end panels, shower over with thermostatic mixer taps, white sink in vanity unit, low level W.C, radiator with thermostat control, condensing combi gas boiler.

## Front

Pathway leading to the entrance door, mainly laid with shingle for area of hard-standing and mature shrubbery.

## Rear Garden

Patio area leading to the rear with a further path to the very rear of the garden, area of mature shrubbery with enclosed wall boundaries, storage shed.

## Additional information

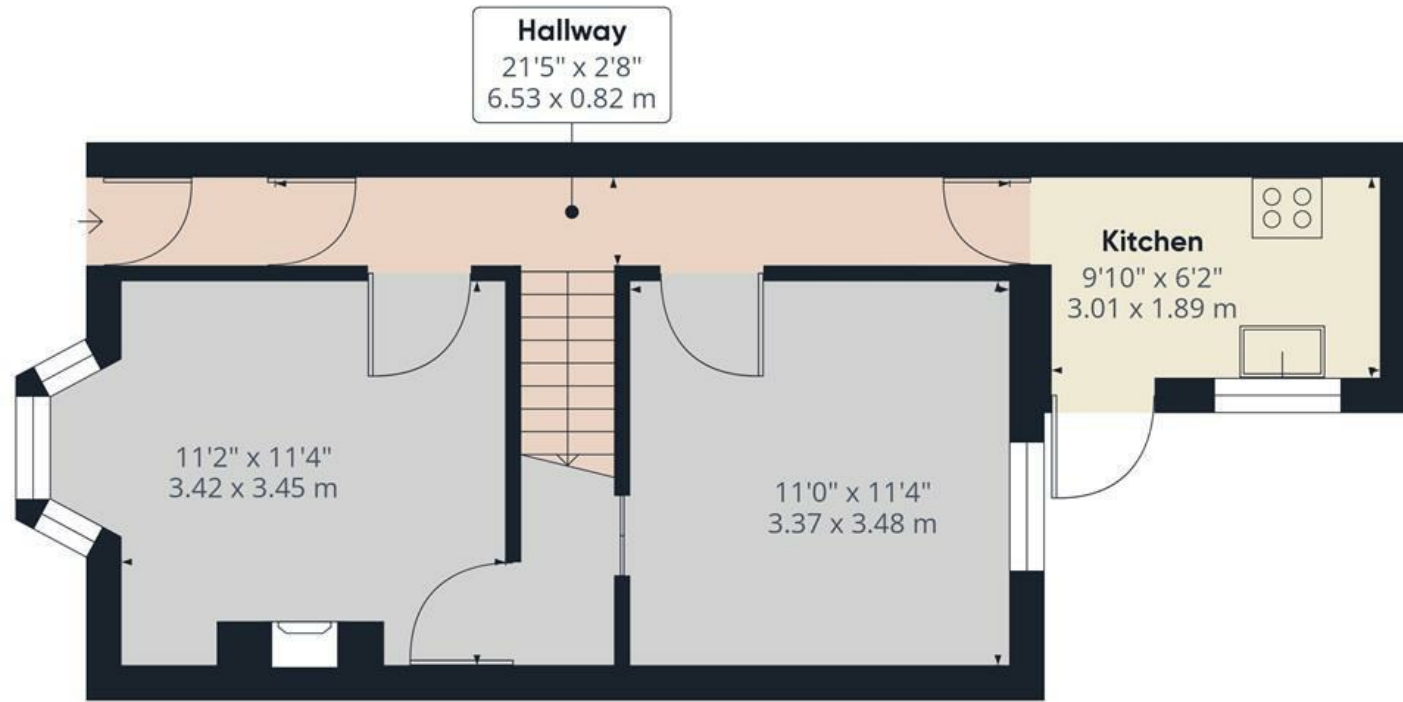
Bristol City Council, band - A  
EPC -C  
Freehold  
Sold with No onward chain



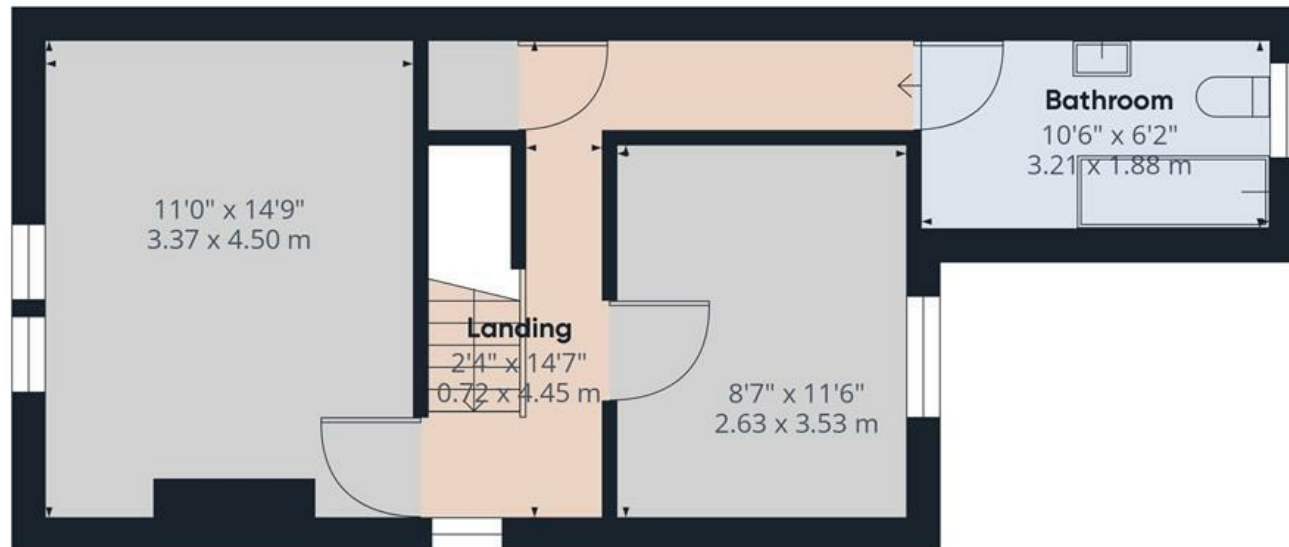








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
828.94 ft<sup>2</sup>  
77.01 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

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- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

## Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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## Miscellaneous items

EPC: C

Council Tax: A

Utilities: All main services

Authority: Bristol City Council

Tenure: Freehold

For more information or to book a viewing, please contact:

T: 0117 973 0041

E: [Clifton@chasebuchanan.co.uk](mailto:Clifton@chasebuchanan.co.uk)

W: [chasebuchanan.co.uk](http://chasebuchanan.co.uk)

A: 174 Whiteladies Road, Clifton, Bristol, BS8 2XU

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