



South Croft, Henleaze, Bristol, BS9 4PS

Offers Over £600,000

NATHAN LITTLEBOY

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South Croft, Henleaze, Bristol, BS9 4PS

Prime for development and refurbishing, this spacious three double bedroom semi-detached family home is set in a desirable suburb of Henleaze within a few hundred metres of Henleaze high street with its wide range of cafes, useful shops and amenities. Local schooling is available at Henleaze Primary School - less than half of a mile away.

Accommodation comprises of two spacious reception rooms, a cloakroom and kitchen on the ground floor and three double bedrooms and a spacious bathroom with bath and separate shower cubicle on the first floor. Stairs lead from the first floor landing to two walk-in loft rooms, one literally loft space but the other fitted out as a hobby room, once upon a time housing a model railway.

Externally there is a modest garden, a driveway which is partially gated and covered by a sizable carport.

NATHAN LITTLEBOY PROPERTY LTD

Benefits I Offer

- **Zero Week Contracts** – I do not tie people down, I deliver a service and results the earn loyalty
- **Zero Week Notice** – People have a right to choice and to change agents if they wish
- **7 Days A Week Service Including Evenings**
- **Professional Quality Photos And Floorplans, Including Drone Photo's And Videos**
- **Rightmove, Zoopla, eXp, On The Market websites**
- **Social Media Marketing** – Facebook, Instagram, Tik Tok, You Tube
- **Dedicated Phone Out Service** – critically a determination to find the right buyer that most agents simply do not have
- **Single Point Of Contact Start To Finish** – absolute commitment and consistency





Nathan Littleboy – Personal Estate Agent

I started my career in estate agency in January 2000 and spent the following 22 years working for well known High Street agents, 21 of them as Branch Manager. In September 2021, I started my own personal estate agency business supported by eXp. I now operate as an independent Personal Estate Agent, offering a more dedicated and exclusive one-to-one service, looking to help people sell and buy property. During my career I have worked covering the whole of Bristol and South Gloucestershire.

My service involves giving each vendor and every property I sell, much more attention. I focus on making sure I have spoken with every single appropriate buyer registered, about every single property I market. I leave no stone unturned and use my years of sales experience to match the right buyer to each property. By using high quality professional photos, including drone photos and videos, as well as virtual viewings and professional floorplans, I offer sellers a better chance of selling coupled with a far superior service. I am available 7 days a week including evenings



There are many ways to advertise property. Internet portals, social media platforms, newspaper advertising, existing agents databases, boards e.t.c., I use them all, but **behind all of this is a human being, an Estate Agent.** The determination of that individual, their integrity, ingenuity, sales skills and true concern for their client is what in the end, will often make the difference.



My career in estate agency is as follows;

2000-2003 Manager of Connells Filton Branch
– covering BS34, BS7, BS10, BS32

2003-2006 Manager of Connells Filton Branch
– covering BS9, BS8, BS6, BS10, BS11

2006-2012 Manager of Andrews Yate Branch
– covering BS37, BS36, BS32, BS35, GL9,
GL12

2012-2016 Manager of Andrews Downend
Branch – covering BS16, BS36, BS15

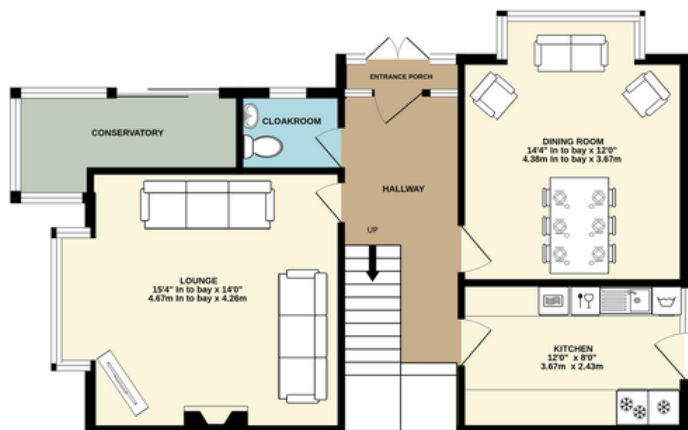
2016-2021 Manager of Andrews Keynsham
Branch – covering BS31, BS3, BS4, BS13,
BS14

2021-2021 Manager of Goodman & Liley
Branch – covering BS11, BS9, BS10, BS35

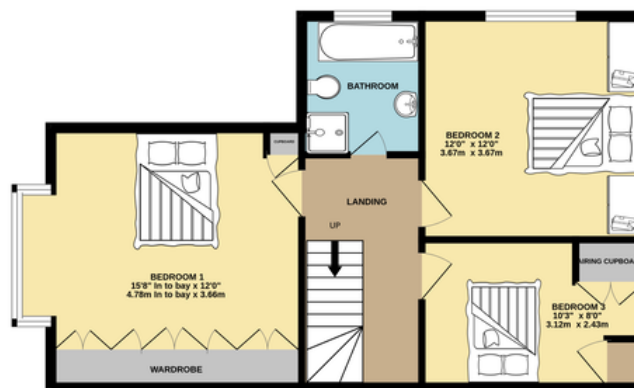
2021-Present Owner of Nathan Littleboy
Property Ltd, powered by eXp – covering the
whole of Bristol and South Gloucestershire



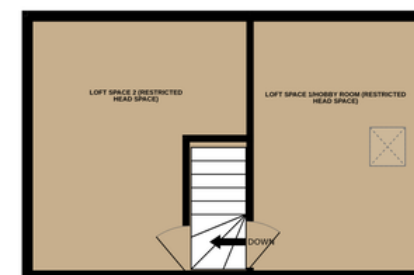
GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



2ND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1536 sq.ft. (142.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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