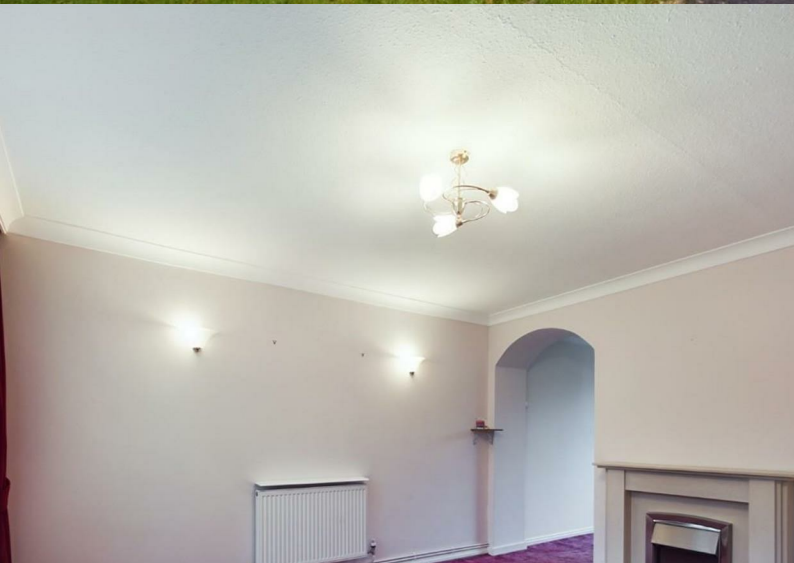


# Brunt & Fussell

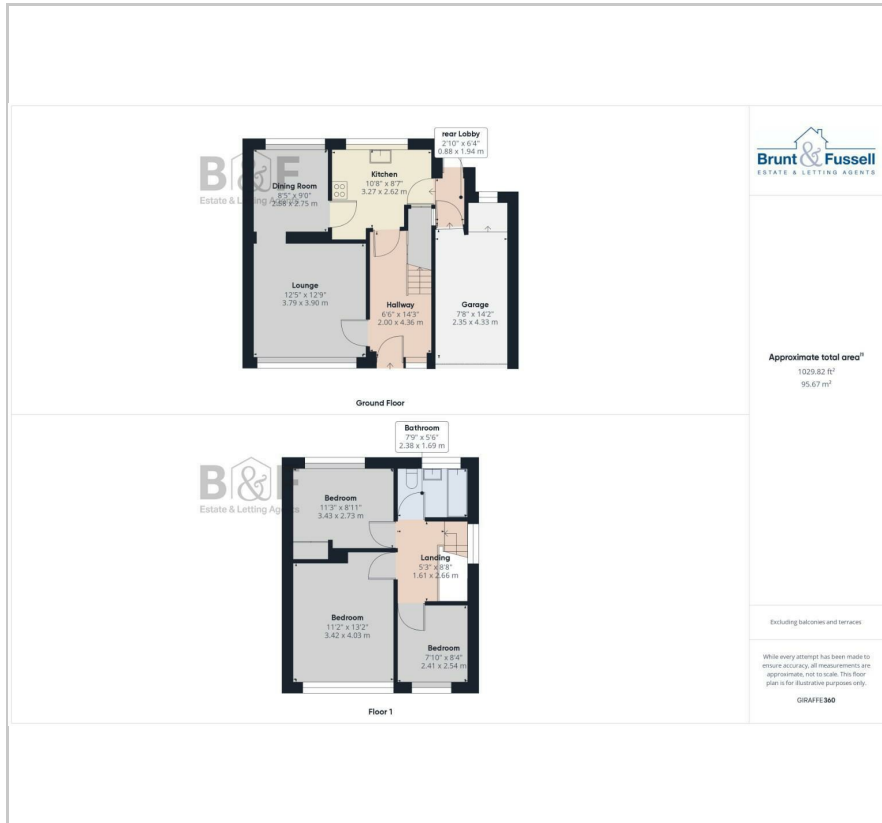


Nicholls Lane, Winterbourne, BS36 1NQ

£365,000



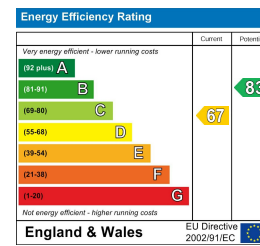
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.

- No Onward Chain
- Semi Detached
- Garage & Parking
- Three Bedrooms
- Popular Road
- D?G & G.C.H



OFFERED WITH NO ONWARD CHAIN. This fine three bedroom semi-detached house with enclosed north face mature garden, garage and ample off-street parking. The accommodation briefly comprises covered porch, hallway, lounge, dining room, kitchen, rear lobby, with access to garage, three generous bedrooms and family bathroom. Other benefits from gas central heating and PVC double glazing. The house is situated on this popular road close to both Elm Park Primary and Winterbourne Academy schools. There are local shops and amenities within walking distance. There is good access to the ring road and the motorway network. In our opinion this property is sure to appeal to first-time-buyers/young families. We fully recommend an early internal inspection. Council Tax C. Energy Rating D.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.