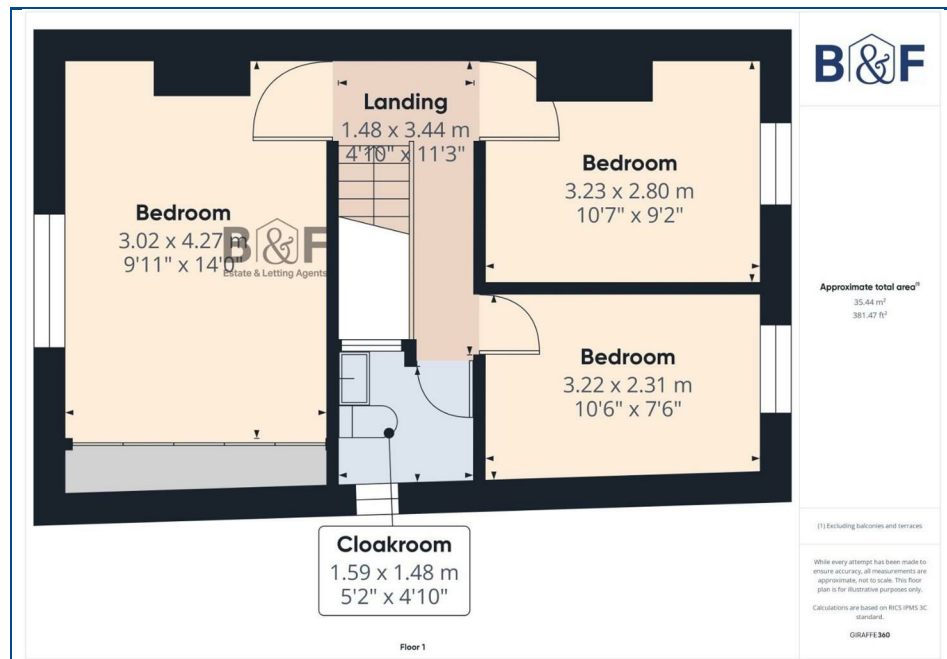
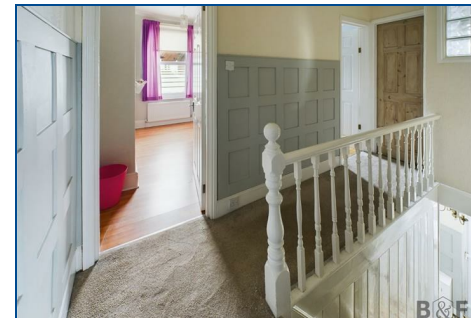
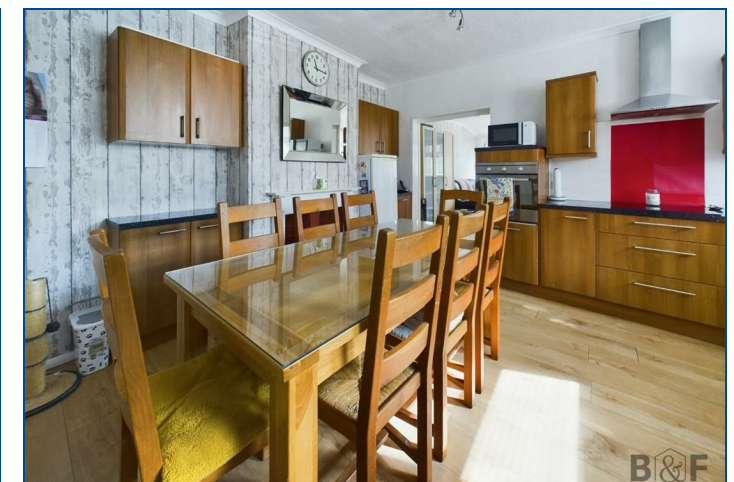
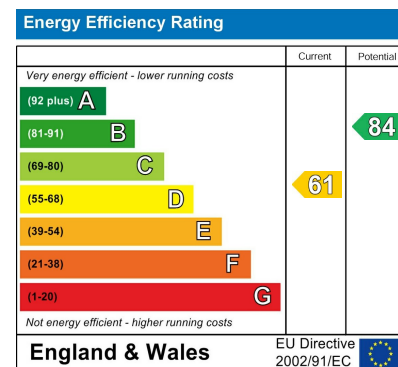


Brunt & Fussell

t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Three Bedrooms
- End Of Terrace
- Splendid Views
- Good Order Throughout
- Double Glazing
- Gas Central Heating
- Close to Amenities
- Lovely Walks
- Enclosed Garden
- Parking



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.

13 Nicholas Lane, St George, Bristol, BS5 8TY
£325,000



- Hallway 5'4" x 5'4"
- Lounge 9'11" x 15'10"
- Kitchen/Diner 13'4" x 16'0"
- Sitting Room/Study 12'2" x 8'6"
- Lobby 4'5" x 6'5"
- Bathroom 7'5" x 6'2"
- Landing 4'10" x 11'3"
- Bedroom One 9'10" x 14'0"
- Bedroom Two 10'7" x 9'2"
- Bedroom Three 10'6" x 7'6"
- Cloakroom 5'2" x 4'10"
- Outside
- Rear Garden

A splendid three bedroom period built end of terrace home with a lovely enclosed garden and possible off street parking. This charming home offers comfortable and cozy living accommodation that comprises hallway, living room, kitchen/diner, sitting room/study, utility room, bathroom on the ground floor with three bedrooms (master with fitted wardrobes) and cloakroom to the first floor.

Situated close to local amenities and a short walk to Hanham High Street and Church Road St. George. The property is approximately 2 miles from the City Center.

You are close to Troopers Hill Nature Reserve, Dundridge Park, Conham Vale with its picturesque river walks, and the serene Magpie Bottom Nature Reserve.

From upstairs you have wonderful views of City Centre, spanning Ashton Court & Dundry hillside.

Early Viewing Recommended.

Energy Rating D. Council Tax B.

** PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR**

