



24 Nursery Gardens, Brentry, Bristol, BS10 6RL

GUIDE PRICE £325,000

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PROPERTY OVERVIEW

A 'must-see', very generous and well-proportioned three-bed home in a sought-after, neighbourly cul-de-sac. The vendor has made some truly lovely improvements to an already well-structured home, including a large conservatory (with temperature-managing 'Celsius' glass), downstairs cloakroom, front porch and a stylish, modern fitted kitchen. Although flooded with natural light, this home benefits from an incredibly rare 'A' energy rating, making it economical to heat. Added to this, the property has 10 solar panels: you will benefit from free electricity during daylight hours and additional payments ('feed in tariff') of around £1,400 per annum.

The interior of this 1968-built property is beautifully presented throughout. The ground floor comprises an enclosed porch, cloakroom, very spacious, modern fitted kitchen and a full-width living room which opens onto the large conservatory.

To the first floor are three generous bedrooms. One of the doubles has built-in wardrobe and there is a modern, airy bathroom.

Outside

To the front of the property is brick-paved off-street parking for up to two cars, well stocked and established flower beds. To the rear is a wonderfully enclosed south-east facing garden laid to patio with mature shrubs, trees and bushes and rear gated access.

Brentry is a popular suburb of north-west Bristol, bordered by Henbury, Westbury-on-Trym, Southmead and Cribbs Causeway. It offers convenient access to Southmead Hospital and the retail parks at Cribbs Causeway Shopping Centre. There are good local public transport links, including to Bristol City Centre, as well as being within very easy access to the M4/M5 motorways. There are local amenities within walking distance of the property as well as the sought-after Brentry Primary School (Ofsted rating 'good').

KEY DETAILS

- Generously Proportioned Modern Home
- Rare 'A' Rated EPC & Solar Panels
- 3 Bedrooms
- Modern Kitchen/Diner
- Conservatory
- Off Street Parking For 2 Vehicles

Guide Price: £325,000

Tenure: Freehold

Council Tax Band: C

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: A

Viewing: By appointment only

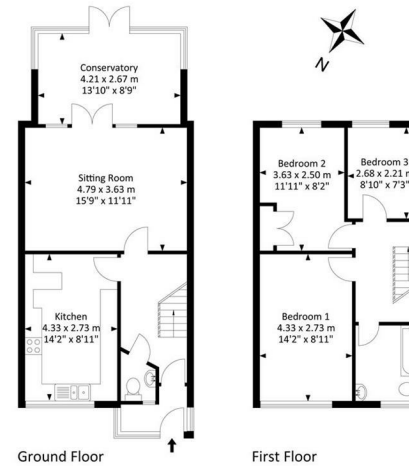


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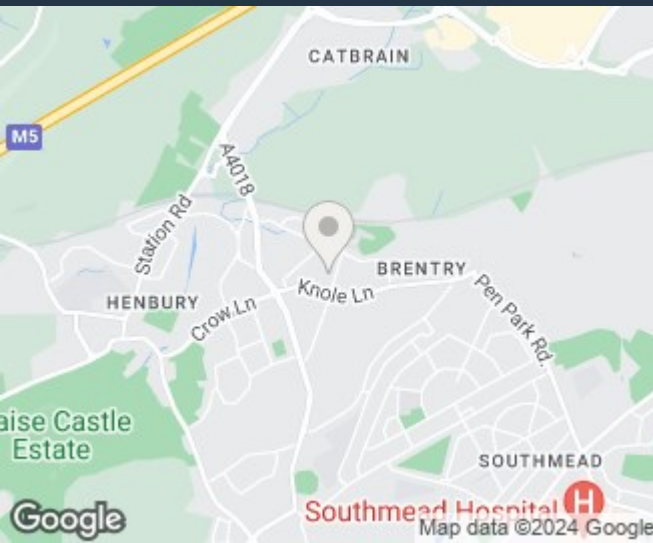
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Approx. Area 972.0 Sq.Ft - 90.30 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.



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These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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