



**Connells**

Nelson House Nelson Road  
Bristol



### Property Description

Nelson House is a two bedroom flat located behind Staple Hill High St. This is a prime location for public transport, local amenities and schools.

### Entrance Hallway

Intercom system

### Living Room

15' x 9' 9" ( 4.57m x 2.97m )

Storage Cupboard, radiator, window.

### Kitchen

11' 9" x 8' ( 3.58m x 2.44m )

Integrated oven and hob with extractor fan, space for washing machine, space for fridge/freezer.

## Bedroom One

11' 5" x 10' 5" ( 3.48m x 3.17m )

Storage cupboard before bedroom entrance, radiator, window.

## Bedroom Two

11' 2" x 7' 4" ( 3.40m x 2.24m )

Central heating radiator, window.

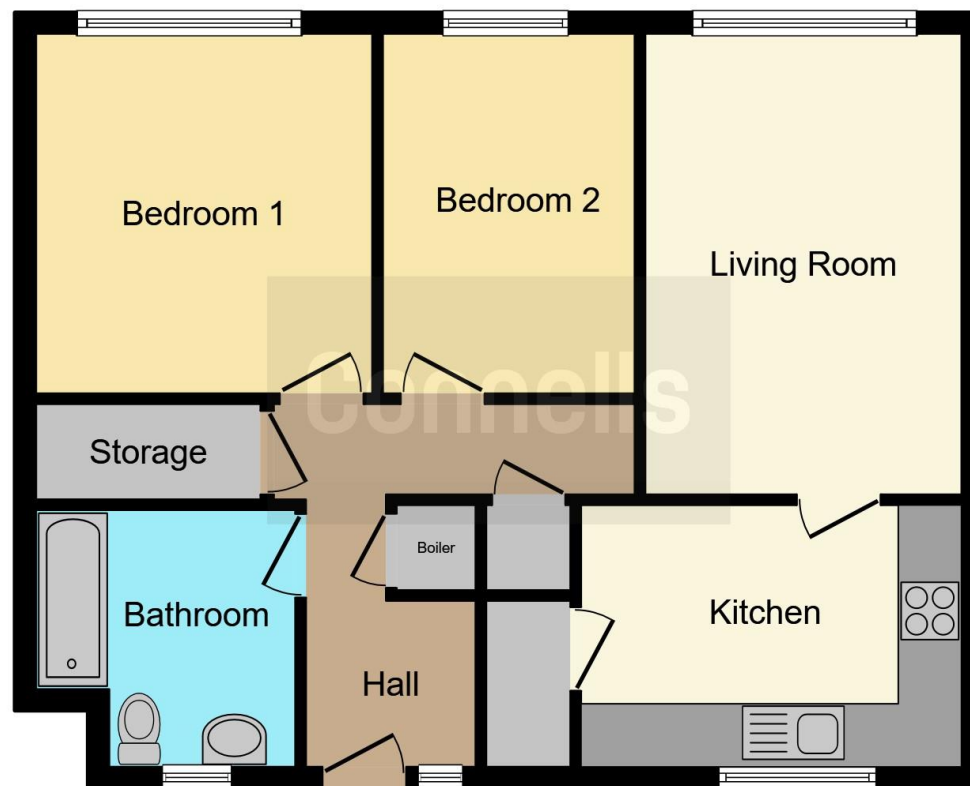
## Bathroom

Sink with tiled splashbacks, toilet, bath with tiled surrounds,









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: E**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/KWD309966](http://connells.co.uk/Property/KWD309966)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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