



**Connells**

Nicholas Lane  
Bristol





## Property Description

This three-bedroom BS5 property is turn-key. The current owner has done extensive renovation work since moving in only back in 2018. With its position on the hill, the property benefits from fantastic views while also benefiting from a large rear garden, complete with further additional parking along with its driveway at the front. All new radiators fitted throughout the property in 2018

This beautifully presented three-bedroom terraced home, is in a popular location close to Dundridge Park. The property also benefits from having four Ofsted rated Good schools less than a mile's walk away. Not to mention the main bus route to Bristol & Bath at the end of the road.

This will be very popular, so please call now to secure your viewing.

## Entrance

Block paved off street parking, with step up to front door. UPVC part glazed front door to entrance hall. Stairs rising to first floor, service meters, radiator, door to.

## Living Room

11' 10" x 13' 1" ( 3.61m x 3.99m )

Large UPVC double glazed window to front, radiators, working fireplace, door to

## Kitchen/Diner

16' 1" x 7' 4" ( 4.90m x 2.24m )

Range of wall and base units with roll top work surfaces, One bowl sink and drainer. Integrated dishwasher and washing machine, fitted oven and hob, under stairs storage cupboard, UPVC double window to rear, radiator, UPVC half glazed door to garden.

## Landing

Access to loft, doors to all rooms

## Bathroom

6' 4" x 5' 5" ( 1.93m x 1.65m )

Three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, UPVC obscured double glazed window to rear.

## Bedroom One

11' 10" x 9' 10" ( 3.61m x 3.00m )

UPVC double glazed window to front, radiator. Fitted large wardrobes. Boiler

## Bedroom Two

9' 6" x 10' 2" ( 2.90m x 3.10m )

UPVC double glazed window to rear, Radiator.

## Bedroom Three

5' 11" x 7' 10" ( 1.80m x 2.39m )

UPVC double glazed window to front, radiator.

## Garden

South-West facing garden with a storage box and artificial grass and additional hard standing for approximately one vehicle, which is accessed through the back lane.

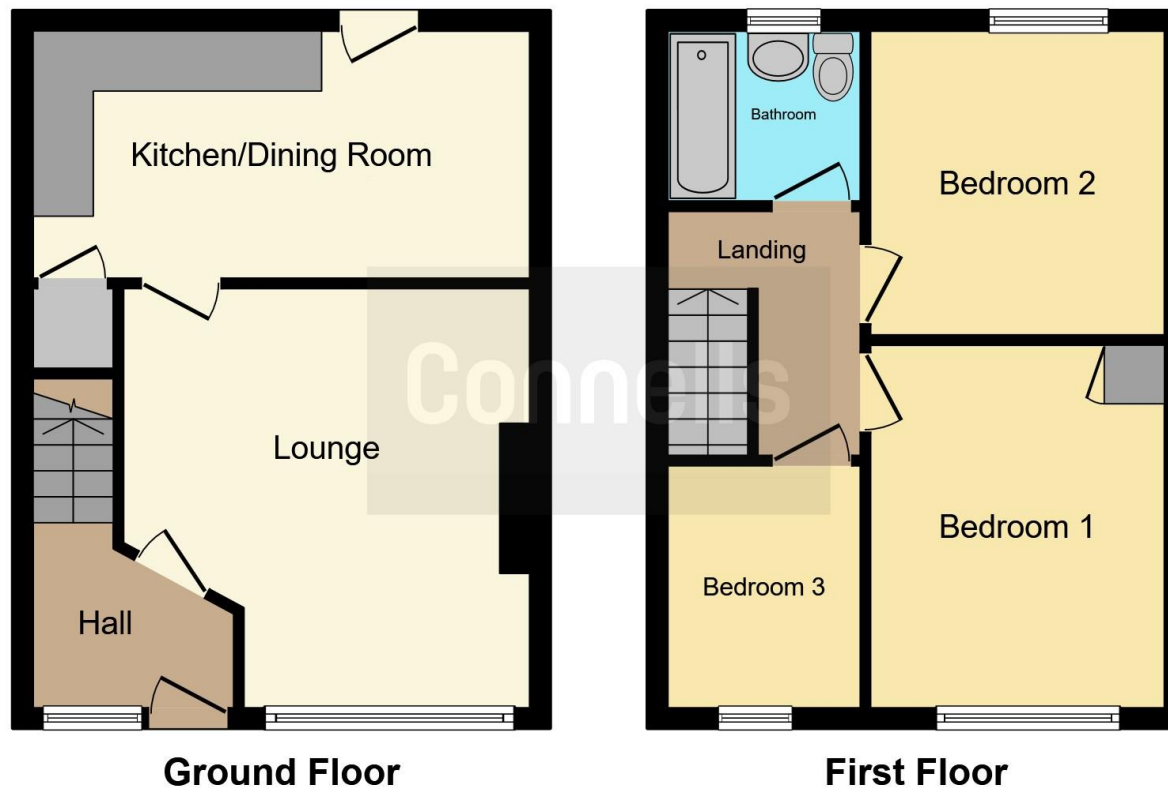












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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Property Ref: KWD311004 - 0007