



49 Niblett's Hill

, Bristol, BS5 8TP

Offers In The Region Of £325,000



Offered For Sale With No Onward Chain, Semi Detached House With Accommodation Comprising, Porch, Hallway With Stairs Rising To The First Floor, Lounge With Access To The Kitchen Diner And Conservatory, On The First Floor You Have A Landing, Three Bedrooms And Bathroom. Terrace Gardens To Both Front And Rear. Call For Further Details.



Porch

Porch with further door to:

Hallway

Stairs rising to the first floor accommodation with under stairs cupboard, radiator, door to:

Lounge 12'11" x 12'9" (3.94m x 3.90m)

Double glazed window overlooking the front, radiator, power points.

Kitchen Area 8'7" x 10'10" (2.62m x 3.32m)

Window overlooking the rear and door giving access to the garden, one and a half bowl single drainer sink unit, selection of wall and base units with work surfaces over, built in electric hob, oven and extractor fan, space for fridge freezer and space for washing machine opening to:

Dining Area 8'3" x 9'0" (2.52m x 2.76m)

Patio doors leading to the:

Conservatory 9'11" x 9'10" (3.04m x 3.00m)

Door leading to the garden, tiled flooring.

Landing

Window to the side, built in cupboard which houses the boiler.

Bedroom 1 9'11" x 11'3" (3.04m x 3.43m)

Double glazed window overlooking the front, radiator, built in wardrobes.

Bedroom 2 9'8" x 8'7" (2.97m x 2.64m)

Window overlooking the rear built in wardrobes, radiator.

Bedroom 3 8'7" x 8'8" (2.63m x 2.66m)

Double glazed window overlooking the front, radiator.

Bathroom 6'11" x 5'5" (2.13m x 1.67m)

Obscure window to the rear, WC, wash hand basin, bath with shower screen and shower over, tiled splash backs.

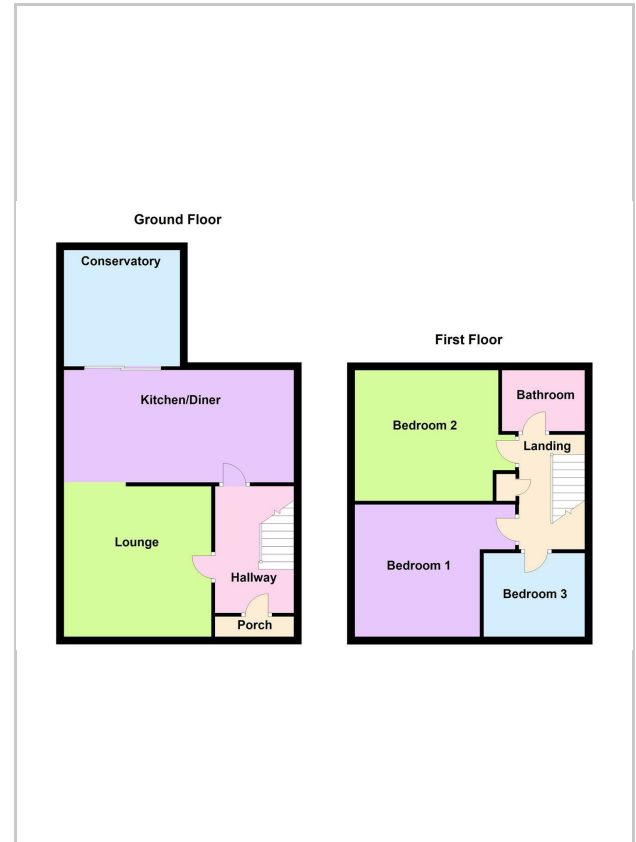
Gardens

Please note there are a number of steps leading upwards to the entrance door, the rear garden is on several terraces as well.

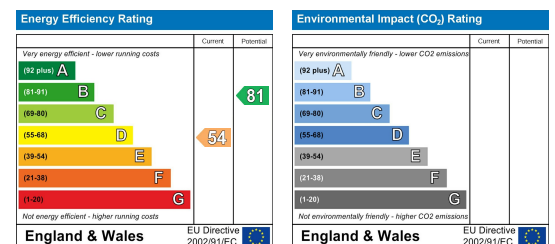
Area Map



Floor Plans



Energy Efficiency Graph



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.

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