



21 Nicholas Lane

, St George, BS5 8TY

£300,000



Sold with no onward chain, St George/Hanham border. Easy access to Bristol or Bath via public transport or car. Walking distance to Hanham High Street. House with private rear garden, lounge, kitchen dining room and downstairs bathroom. Gas central heating and double glazed. EPC Rating C



Entrance

Hallway, stairs, door leading to:

Lounge 13'1" x 10'0" (3.99m x 3.07m)

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

Dining Area 9'10" x 13'1" (3.02m x 4.01m)

Double glazed window overlooking the rear, radiator, power points. Wide opening to:

Kitchen Area 15'10" 4'10" x 5'8" 8'11" (4.85m 1.48m x 1.75m 2.74m)

Double glazed window overlooking the side, single drainer stainless steel sink unit, selection of wall and base units with work surfaces over, four ring electric hob, oven and extractor hood, wall mounted boiler which supplies the gas central heating system and domestic hot water, space for a washing machine and space for a fridge freezer. Small breakfast bar area.

Rear hallway

Door giving access to the rear garden.

Bathroom 5'8" x 7'10" (1.74m x 2.40m)

Obscure double glazed window, bath with shower screen and mixer tap shower attachment, wash hand basin, towel rail radiator.

WC

Obscure double glazed window, WC.

Bedroom 1 13'1" x 12'11" (4.01m x 3.95m)

Double glazed window overlooking the front, radiator, power point. Built in useful storage cupboard.

Bedroom 2 13'0" x 9'5" (3.98m x 2.88m)

Double glazed window overlooking the rear, radiator, power point.

Bedroom 3 6'3" x 9'10" (1.92m x 3.02m)

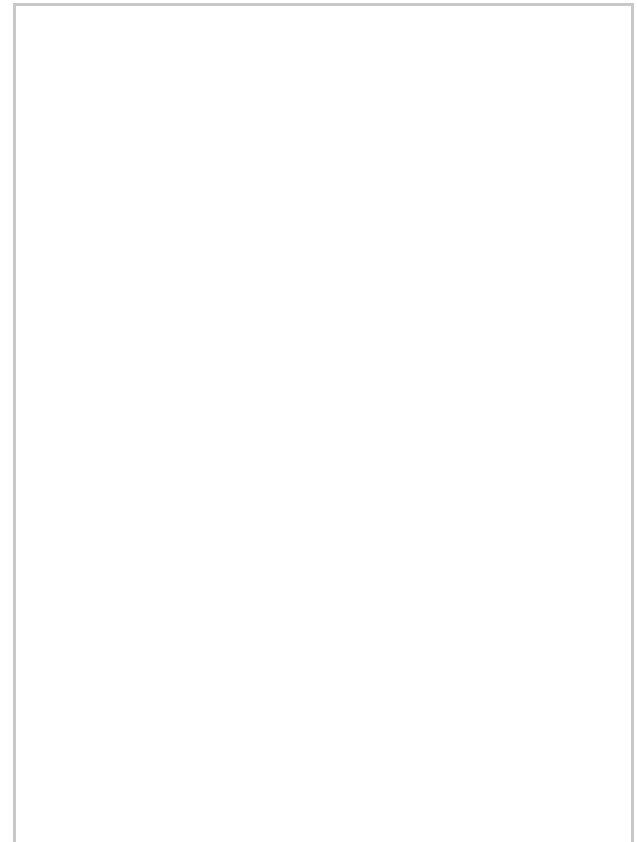
Double glazed window overlooking the rear, radiator, power point.

Rear Garden

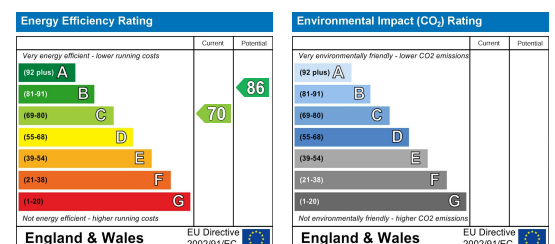
Area Map



Floor Plans



Energy Efficiency Graph



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