



**Nicholls Lane,
Bristol, BS36 1NQ**

PRICE: £450,000

Property Features

- Extended Semi Detached House
- Five Bedrooms
- Two Reception Rooms
- Utility Area
- Upstairs Bathroom and separate W.C.
- Garage & Parking
- Front & Rear Gardens
- No Onward Chain
- Close to Local Amenities
- Early Viewing Recommended

Full Description

Entrance Hall

Stairs rising to the first floor landing, under stairs storage cupboard, radiator.

Lounge

15'4 x 11'5 (4.67m x 3.48m)

Double glazed window to the front, radiator, television point.

Dining Room

10'8 x 7' (3.25m x 2.13m)

Double glazed window to the rear, space for dining table.

Kitchen

12'1 x 11 (3.68m x 3.35m)

Double glazed window to the rear, double glazed door to the rear garden, pantry, fitted with a range of wall and base units with work-surfaces over, tiled splash-back, floor standing boiler, space for washing machine, space for cooker, space for fridge, stainless steel single drainer sink unit with mixer tap over, space for dining table.

Utility Area

Door to the garden, stainless steel single drainer sink unit, door to the garage.

Landing

Access to the loft space with ladder, part boarded with power and lighting.

Bedroom One

15'5 10'3 (4.70m 3.12m)

Double glazed window to the front, radiator, fitted wardrobe.



Bedroom Two
 12'5 x 11 (3.78m x 3.35m)
 Double glazed window to the rear, radiator, built in cupboard housing tank.

Bedroom Three
 14'2 x 9'8 (4.32m x 2.95m)
 Double glazed window to the front, radiator.

Bedroom Four
 11'7 x 8' (3.53m x 2.44m)
 Double glazed window to the rear, radiator.

Bedroom Five
 10'9 x 7'8 (3.28m x 2.34m)
 Double glazed window to the front, radiator.

Bathroom
 Double glazed obscure window to the rear, pedestal wash hand basin, low level w.c., panelled bath with shower over, radiator, part tiled walls.

W.C.
 Low level w.c., extractor, wash hand basin.

Garage
 Single garage with up and over door, power and lighting, inspection pit, door to the utility area.

Rear Garden
 Enclosed by fencing and walling, mainly laid to lawn with planted borders, path leading to the rear. shed, mature shrubs and trees, side access.

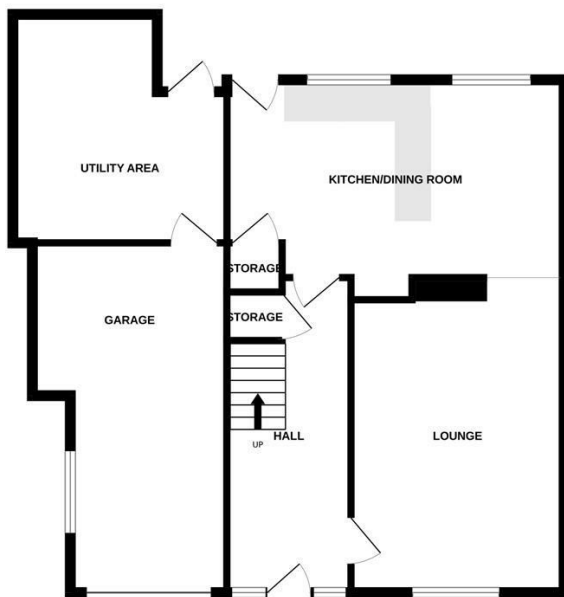
Front Garden
 Tarmac driveway leading to garage providing off street parking for several vehicles, two lawned areas, mature shrubs, planted borders, lighting.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 1607 sq.ft. (149.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023

4 Flaxpits Lane
Winterbourne
Bristol
BS36 1JX

www.aj-homes.co.uk
info@aj-homes.co.uk
01454 252140

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements