



**Nicholls Lane
BS36 1NQ**

**PRICE: Offers In
Excess Of £375,000**

Property Features

- Character Cottage
- Three Bedrooms
- Living Room
- Dining Room
- Kitchen
- Wood Burning Stove
- Enclosed Cottage Garden
- Close to Local Schools and Shops
- Early Viewing Recommended

Full Description

Located in the charming area of Nicholls Lane, Winterbourne, this delightful terraced house presents a perfect opportunity for those seeking a characterful home. The property boasts three generous bedrooms, providing ample space for families or those wishing to have a guest room or home office.

Upon entering, you are welcomed into a cosy reception room, complete with a wood-burning stove that adds warmth and charm, perfect for those chilly evenings. The second reception room offers additional living space, ideal for entertaining guests or enjoying quiet family time.

The low maintenance south west facing cottage garden is a great space to relax and unwind, with lots of potential to make it your own.

This beautiful character cottage combines traditional features with modern living, making it an ideal choice for anyone looking to settle in a village location. Don't miss the chance to make this charming property your own.

Living Room

15'4 x 13'11 (4.67m x 4.24m)

Double glazed window to the front, flag stone flooring, feature fireplace with wood burning stove, exposed stone walling, shelving, beamed ceiling, wall light points, door leading to the stairs, telephone point.

Sitting Room

10'4 x 9'4 (3.15m x 2.84m)

Beamed ceiling, under stairs storage cupboard, open to:-



Kitchen
20'3 x 9'1 (6.17m x 2.77m)
Double glazed window to the rear, two double glazed windows to the side, double glazed stable doors to the side, fitted with a range of wall and base units with roll edge work-surfaces over, display cabinets, tiled splash-backs, space for washing machine, space for dishwasher, space for cooker, ceramic sink and drainer with mixer tap over, ceiling spot lighting, tiled flooring.

Landing
With storage cupboards, night storage heater and volted ceiling with velux window.

Master Bedroom
13'9 x 13'7 (4.19m x 4.14m)
Two double glazed windows to side with night storage heater and range of fitted wardrobes with hanging and shelving space.

Bedroom Two
13'7 x 11'2 (4.14m x 3.40m)
Two double glazed windows to front and door showering, access to loft (part boarded with ladder and lighting), Shower room fully tiled shower cubicle with electric shower and extractor over.

Bedroom Three
11'8 x 8'6 (3.56m x 2.59m)
Double glazed window to side, access to loft and night storage heater.

Bathroom
Roll top bath with mixer tap and shower attachment, pedestal hand wash basin with mixer tap and tiled splashback, extractor fan and spotlights.

W.C.
Suite comprising of a low-level WC, vanity hand wash with mixer tap, part tiled walls and extractor.

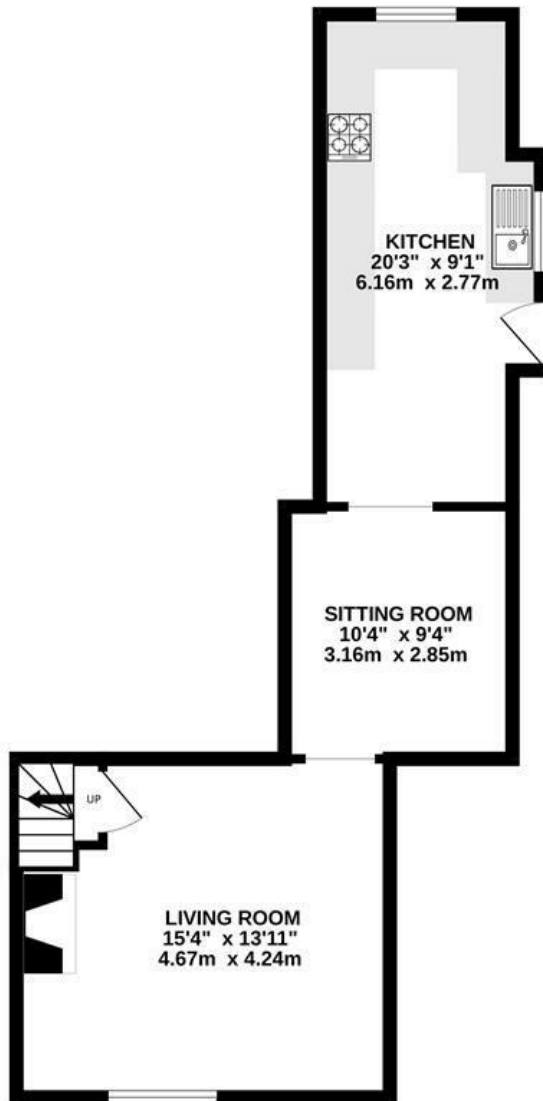
Garden
Enclosed by fencing and walling, paved area, raised borders, side access gate, tap, mature holly tree, storage shed with poer and lighting.



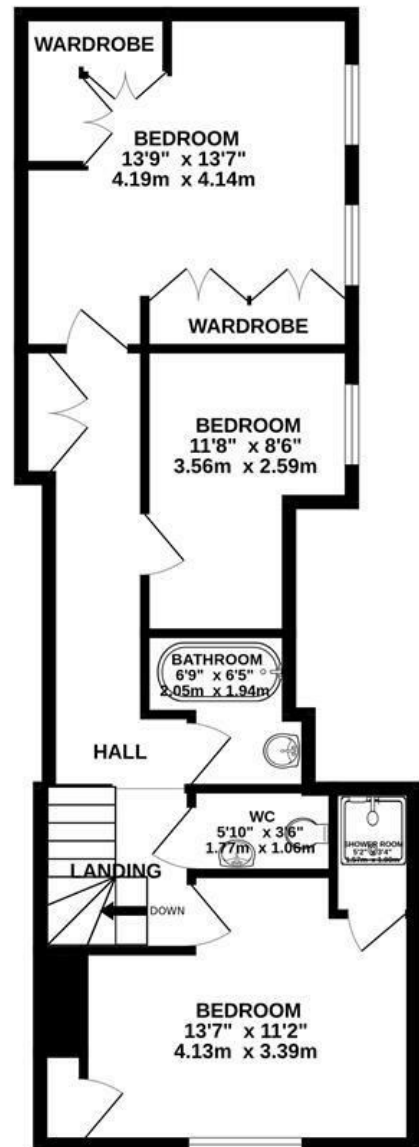
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq.ft. (100.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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