



**MAGGS
& ALLEN**

1 NOTTINGHAM STREET
VICTORIA PARK, BRISTOL, BS3 4SS
Asking Price £425,000

A newly-refurbished, two-bedroom end of terrace property, in a lovely spot with views towards Victoria Park. Finished to an exacting standard with high quality fixtures and fittings, the property is offered to the market with no onward chain.

Property Details

Entering from a vestibule which features a useful storage cupboard, you will find a sizeable open-plan lounge/diner which in turns opens onto the kitchen. The kitchen has been fitted with a range of base and wall-mounted units, finished by a high quality marble-effect laminate worktop. To the rear of the property is a utility room, likewise finished in the green units and marble-effect laminate worktop.

Ascending to the first floor, you will find a double bedroom which spans the width of the property and offers a views towards Victoria Park, and a modern en suite shower room fitted with walk-in shower enclosure. The second bedroom - also a comfortable double - benefits from plentiful built-in storage, and to the rear of the property a beautifully presented three-piece en suite bathroom with contemporary tiling and shower-over-bath.

Externally is a small courtyard space which, due to the property's position, benefits from a sunny aspect through much of the afternoon and early evening.

An excellent property, offered to the market with no onward chain.

Schools

Victoria Park Primary School approx. 0.1 miles

St Mary Redcliffe Church of England Primary School approx. 0.3 miles

Oasis Academy Marksbury Road approx. 0.4 miles

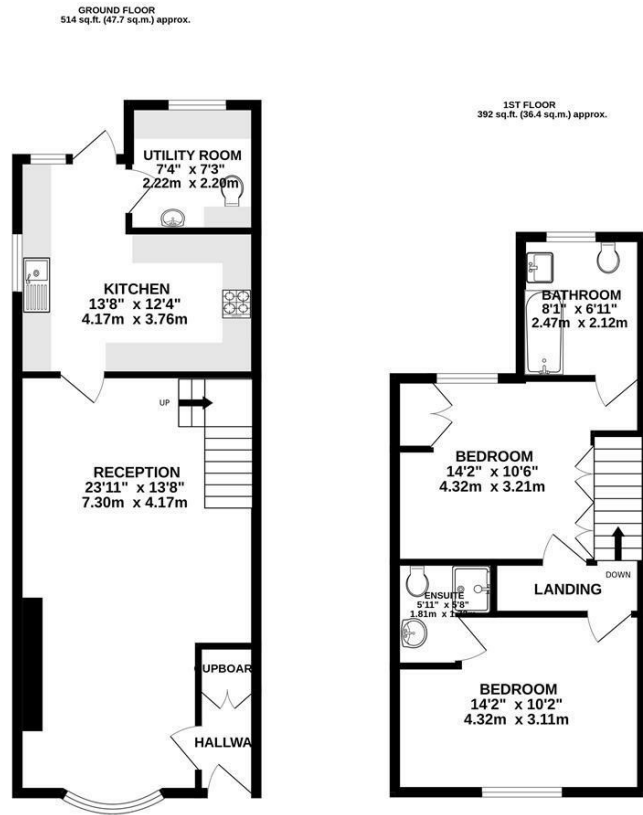
Hillcrest Primary School approx. 0.5 miles

St Mary Redcliffe and Temple School approx. 0.5 miles

Location

Nottingham Street runs between Hill Avenue and St Johns Lane in Victoria Park, which is conveniently located between Southville and Totterdown. A wide range of local amenities are within reach including cafés, bars, bakers, schools, and great links are provided into the city centre. Temple Meads train station is only 0.8 miles away and Wapping Wharf is only 1.1 miles on foot.





1 NOTTINGHAM STREET

TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- A two-bedroom end terraced property
- In a popular location close to Victoria Park
- Newly refurbished to an excellent standard
- Light-filled, open-plan lounge/diner
- Stunning, modern kitchen
- Private rear garden
- Two bathrooms
- Offered with no onward chain

Guide Price: £425,000

Tenure: Freehold

Council Tax Band: B

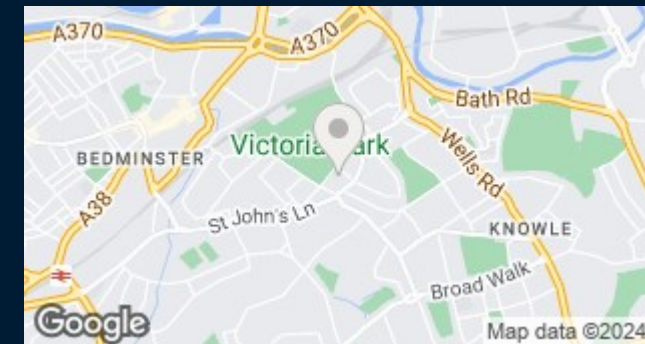
EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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