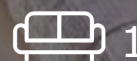




18 Niblett's Hill

St George, Bristol, BS5 8BH

Asking price **£340,000**



# 18 Niblett's Hill



## Description

1960's terrace located in an elevated position with stunning views of Troopers Hill in St George. This lovely home is an ideal first time buy for those wishing to be closer to green spaces.

Comprising a large living room with wood burning stove and a bright modern kitchen diner with breakfast bar to the ground floor.

Upstairs are two double bedrooms and a single along with a modern bathroom. Outside to the front is a mature garden with borders, to the rear is a lovely terraced garden with patio seating area, a lawn and path up to the garage which also has vehicle access via a rear lane. Further benefits include gas central heating & double glazing and a recent roof overhaul!

Well presented throughout and in a great location close to the Conham and Troopers Hill Nature reserve. Please call to view!  
Bristol City Council Tax Band B

- 1960'S TERRACE HOME
- VIEWS OF TROOPERS HILL
- THREE BEDROOMS
- LIVING ROOM
- KITCHEN DINER
- UPSTAIRS BATHROOM
- LOVELY GARDEN
- GARAGE

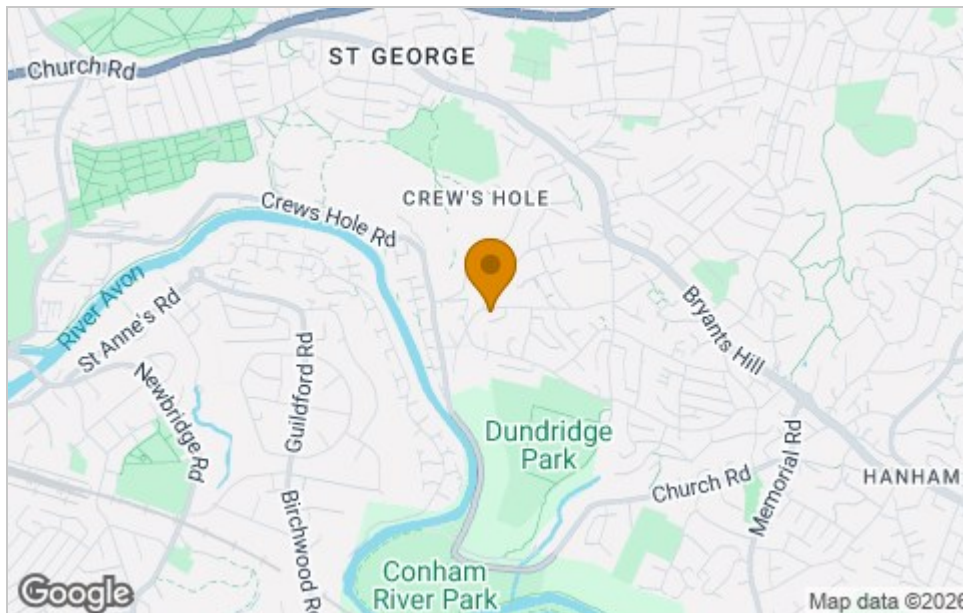




## Floor Plan



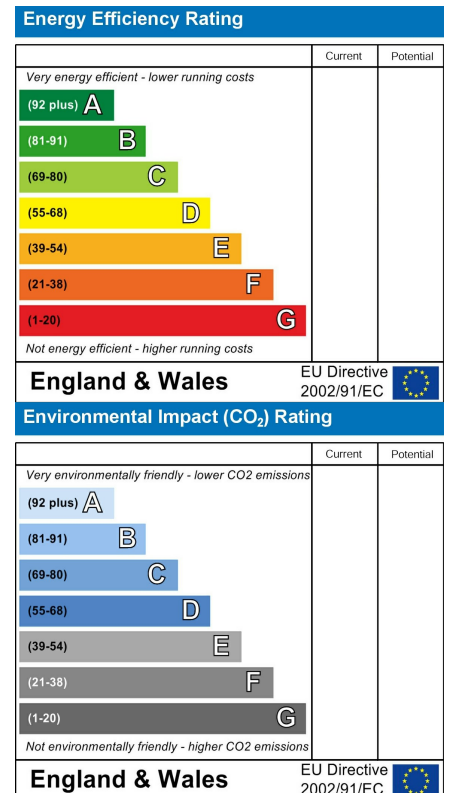
## Area Map



## Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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