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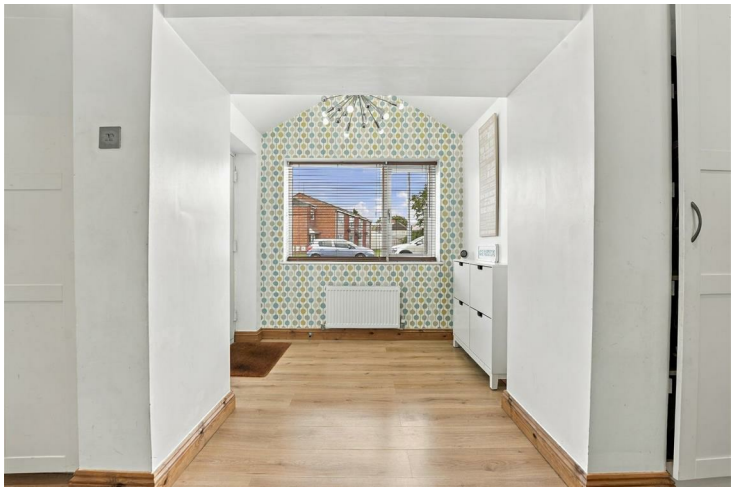
Nightingale Close,
Bristol, BS36 2HB

PRICE: £325,000

Property Features

- **Three Bedroom**
- **Terraced Home**
- **Excellent Rear Outlook**
- **Cloak Room**
- **Beautifully Presented**
- **Cul-de-Sac Location**
- **Westerly Facing Garden**





Full Description

Entrance Hall
Composite door to porch, double glazed window to front, radiator laminate flooring and open to;

Kitchen/Diner
Double glazed window to rear, a range of wall and base units with work surface is over, One and half bowl sink with mixer tap, space for dishwasher space for cooker, space for fridge freezer, radiator and spotlights open to;

Living Room
Double glazed window to front and radiator.



Rear Lobby
Cupboard housing wall mounted Worcester Bosch combination boiler, Recessed workspace, double glazed obscure door with cat flap to rear garden. Door to;

Cloakroom/Utility
Double glazed obscure window to rear, low level WC, hand wash basin with tiled splashback, plumbing for washing machine and radiator.

Landing
Recessed workspace, storage cupboard and doors to;



Bedroom 1
Double glazed window to front, radiator, access to loft with ladder, light and partially boarded.

Bedroom 2
Double glazed window to front and radiator.

Bedroom 3
Double glazed window to rear, radiator and storage cupboard.

Bathroom
Double glazed obscure window to rear, suite comprising of a P shaped bath shower over, pedestal hand wash basin with mixer tap, low level WC, part tiled walls, heated towel rail, spotlights and extractor fan.

Rear Garden
Enclosed by fencing, mainly laid to decking and lawn. Overlooking mature trees and Westerly facing.

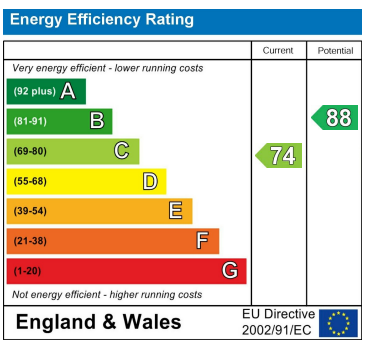
Frontage
Enclosed by fencing and walling with blocked paved driveway, parking for two vehicles.

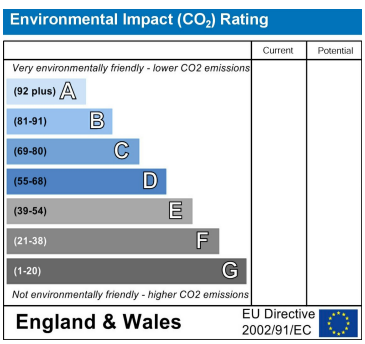




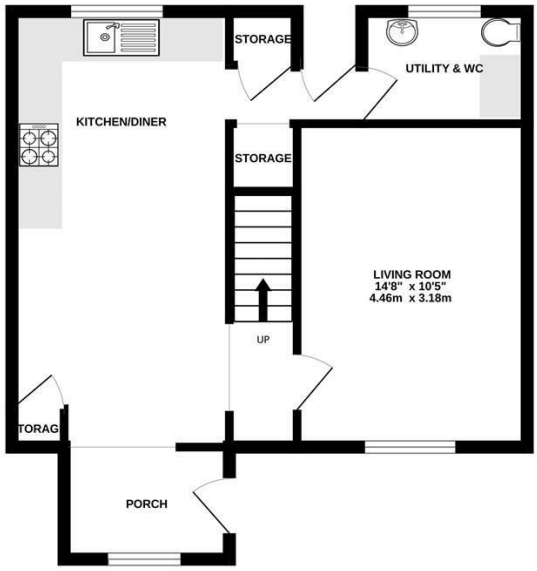




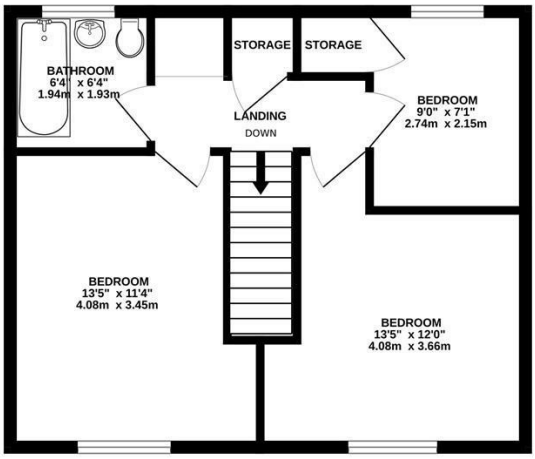




GROUND FLOOR
491 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 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