



58, Nicholas Lane, St George, Bristol,
BS5 8TH

£335,000

We are delighted to present this beautifully presented three-bedroom mid-terrace family home, ideally situated just a short walk from Dundridge Park. The property offers light and airy accommodation throughout, beginning with a spacious entrance hallway that leads into a generous lounge. An opening from the lounge flows seamlessly into a modern and contemporary kitchen/dining room, fitted with high-gloss wall and base units. The kitchen is further enhanced by a range cooker and French doors that open onto the rear garden, creating an excellent space for both everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms, two of which are comfortable doubles, along with a stylish family bathroom featuring a 'P' shaped bath with shower over. Externally, the property benefits from a block-paved driveway to the front, providing off-street parking for two vehicles. To the rear is an attractive, well-maintained, enclosed garden enjoying a west-facing aspect, complete with artificial lawn and a patio seating area, perfect for entertaining or BBQ's. Conveniently located for local amenities and offering easy access to Bristol City Centre, early viewing is highly recommended.

Entrance

uPVC double glazed part glazed door leading to the entrance hallway.

Hallway

uPVC double glazed window to either side, laminate flooring, dado rail, staircase to the first floor, radiator, part glazed door leading into the lounge.

Lounge

14' 8" x 13' 2" (4.47m x 4.01m)
uPVC double glazed window to the front, TV aerial point, gas fire, laminate flooring, fitted alcove cupboard and shelving, coving, archway into the kitchen.

Kitchen/Dining Room

16' 6" x 8' 2" (5.03m x 2.49m)
uPVC double glazed window to the rear, uPVC double glazed French doors to the rear, range of fitted wall and base units with rolled edge worksurfaces, tiled splashbacks, stainless steel sink unit with one and half bowl sink and mixer tap, range cooker with cooker hood, space for washing machine and space for fridge/freezer,

tiled flooring, coving, inset ceiling spotlights, shelving, radiator.

First Floor Landing

Access to the loft hatch, doors leading to the bedrooms and bi-fold door leading into the bathroom.

Bedroom One

12' 5" x 10' 3" (3.78m x 3.12m)
uPVC double glazed window to the front, range of fitted wardrobes and drawers, laminate flooring, radiator.

Bedroom Two

10' 5" x 9' 10" (3.18m x 3.00m)
uPVC double glazed window to the rear, coving, radiator.

Bedroom Three

7' 7" x 6' 2" (2.31m x 1.88m)
uPVC double glazed window to the front, radiator.





Bathroom

Modern white suite comprising of a 'P' shaped bath with electric shower over, pedestal wash hand basin, low level WC, heated towel radiator, coving, tiled splashbacks, tiled floor.

Front Garden

The front garden has been block paved to now provide off street parking for two cars.

Rear Garden

There is gated access to an attractive west facing rear garden facing, artificial grass, pizza oven/BBQ, two patio area, mature plants and shrubs.



Tenure

Freehold

EPC Rating

C

Council Tax

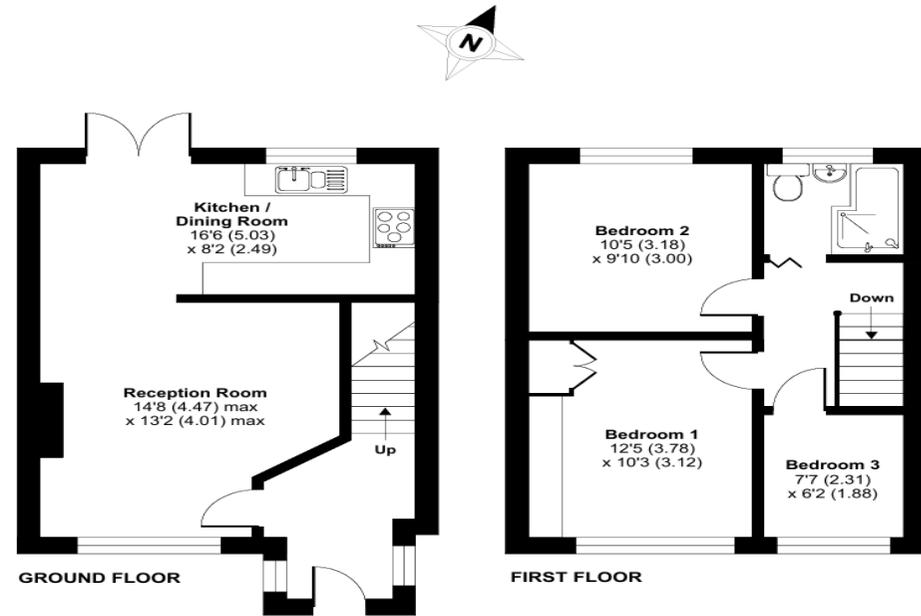
South Gloucestershire Council - Band B



[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol