



Nutfield Grove, Filton Bristol BS34 7LJ

Not for marketing purposes INTERNAL USE ONLY

welcome to

Nutfield Grove, Filton Bristol

- Superb Two Bedroom Bungalow - NO CHAIN
- Semi-Detached / Driveway Parking / Spacious Rear Garden
- Garden Facing Conservatory
- Separate Kitchen Linking to the Main Living Space
- Well Presented Shower Room

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£285,000

Rare to Market This two bedroom bungalow offers a wonderful cul-de-sac location with access to a wealth of amenities. The property offers driveway parking, spacious main living room, separate kitchen, wonderful garden AND integrated conservatory. Please enquire about this no chain home.



Nutfield Grove

Entrance

Hallway

Living Room

16' 9" max x 13' 2" max (5.11m max x 4.01m max)

Conservatory

10' max x 8' 8" max (3.05m max x 2.64m max)

Kitchen

8' 8" max x 8' 7" max (2.64m max x 2.62m max)

Bedroom 1

13' max x 10' 2" max (3.96m max x 3.10m max)

Bedroom 2

9' 10" max x 9' 2" max (3.00m max x 2.79m max)

Shower Room

7' 11" max x 5' 11" max (2.41m max x 1.80m max)

External

Garden

Driveway

Agents Notes

check out more properties at allenandharris.co.uk



Property Ref:

STG110316 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



0117 979 8082



StokeGifford@allenandharris.co.uk



41 North Road, Stoke Gifford, BRISTOL, BS34 8PB



allenandharris.co.uk