



2 St. Nicholas Mews, Bristol, BS13 8EY

HUNTERS[®]
EXCLUSIVE

2 St. Nicholas Mews, Bristol, BS13 8EY

£450,000

Nestled in the charming St. Nicholas Mews, Bristol, this delightful semi-detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm welcome, perfect for relaxing or entertaining guests.

The heart of the home is undoubtedly the large kitchen diner, which boasts ample space for dining and cooking. This modern area is designed to cater to all your culinary needs, making it a wonderful spot for family gatherings or casual meals with friends.

Step outside to discover the enclosed garden, a private oasis where you can enjoy the fresh air and sunshine. This outdoor space is perfect for children to play, or for hosting summer barbecues with loved ones.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth purchase, perfect for first time buyers. This property presents an excellent opportunity to secure a lovely home in a sought-after location. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

In summary, this modern three-bedroom semi-detached house in St. Nicholas Mews is a fantastic choice for those seeking a comfortable and stylish living space. With its spacious kitchen diner, enclosed garden, and convenient location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming property your new home.

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St Nicholas Mews, BS13

Total Area: 100.7 m² ... 1084 ft²



Ground Floor

Bathroom
2.05 x 1.88m
6'9" x 6'2"




First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		91	92
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







