



22 Naishcombe Hill, Bristol, BS30 5QR

£440,000

Nestled on the sought-after Naishcombe Hill in Wick, this immaculately presented three-bedroom semi-detached house offers a perfect blend of comfort and convenience. This charming property is ideal for families or those seeking a peaceful retreat close to local amenities.

Built in the 1960s, the home has been thoughtfully maintained and is ready for you to move in without the need for any renovations. The interior boasts two spacious reception rooms that provide ample space for relaxation and entertaining. The well-appointed kitchen and dining area create a warm and inviting atmosphere perfect for family gatherings.

The three bedrooms are generously sized, ensuring that everyone has their own personal space. The property also features a modern bathroom, designed for both functionality and style. Natural light floods the home, thanks to the uPVC double glazing, creating a bright and airy environment throughout.

Entrance via uPVC obscured double glazed front door with matching side panels into

Hallway

11'11" x 5'9" (3.65 x 1.76)



Single radiator, stairs rising to first floor landing, inset spots, under stairs storage cupboard, engineered oak flooring, doors to

Sitting Room

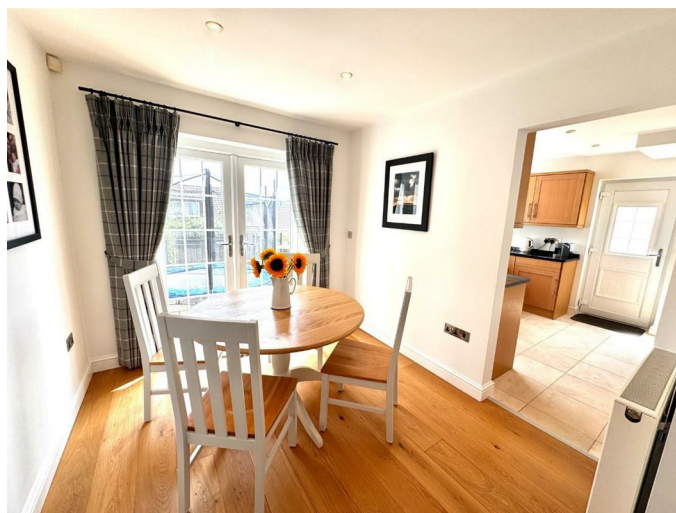
12'9" x 11'9" (3.90 x 3.60)



uPVC double glazed window to front aspect, engineered oak flooring, living flame gas fire with granite hearth, surround and mantel over, single radiator, opening into

Dining Room

10'5" x 8'5" (3.20 x 2.57)



uPVC double glazed French doors giving access to the patio and rear garden, engineered oak flooring, double radiator, inset spots, opening to

Kitchen

10'5" x 10'1" (3.20 x 3.09)



uPVC double glazed window to rear aspect, tiled flooring, uPVC double glazed pedestrian door to side aspect, uPVC obscured double glazed window to side aspect, a range of modern wall and floor units with black granite worksurfaces over, single 1/12 bowl Franke sink with mixer taps over, 4 ring electric hob with stainless steel splash back and extractor hood with light over and Neff oven and grill beneath, built in full sized dishwasher, under unit lighting, inset spots, built in fridge and freezer, built in washing machine.

First Floor Landing

8'3" x 8'0" (2.52 x 2.46)



uPVC double glazed window to side aspect enjoying pleasant views, access to loft space, storage cupboard housing Worcester boiler and wooden shelving for linen, doors to

Master Bedroom

11'11" x 10'5" (3.65 x 3.20)



uPVC double glazed window to front aspect, single radiator, engineered oak flooring, space for freestanding wardrobes and drawers.

Bedroom Two

11'0" x 10'5" (3.37 x 3.20)



uPVC double glazed window to rear aspect, single radiator, engineered oak flooring, space for freestanding wardrobe.

Bedroom Three

8'2" x 7'4" (2.51 x 2.25)



uPVC double glazed window to front aspect, single radiator, engineered oak flooring.

Family Bathroom

8'0" x 6'5" (2.46 x 1.98)



uPVC obscured double glazed window to rear aspect, suite comprising, concealed cistern WC, wall mounted wash hand basin with mixer tap over, "P" shaped paneled bath with curved glazed shower screen with mains shower over. Tiled walls and floor. chrome heated towel rail.

Outside



The front of the property is accessed via double wrought iron gates onto the driveway providing ample off street parking and access to the single garage. Steps lead to the front door. There are borders containing a mixture of plants and shrubs. The front is enclosed by brick walling and rendered walling with coping stone. The rear garden has a good sized patio immediately adjacent to the property ideal for outside entertaining. Steps lead down to the remainder of the garden which is laid mainly to lawn with pockets of planting with climbers. The rear garden offers a good deal of privacy and is enclosed by wooden fencing with concrete posts and gravel board.

Single Garage

Metal up and over door.

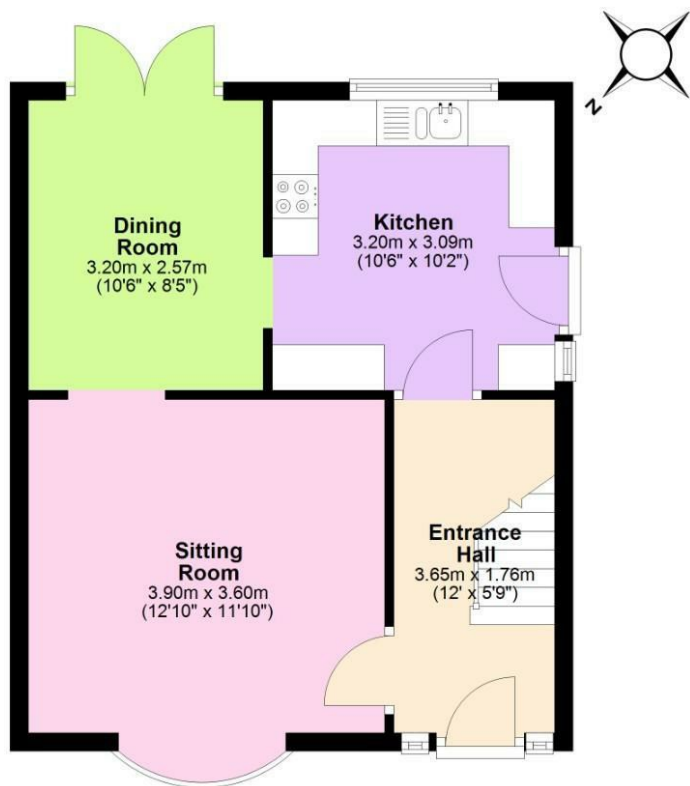
Directions

Sat Nav BS30 5QR

Floor Plan

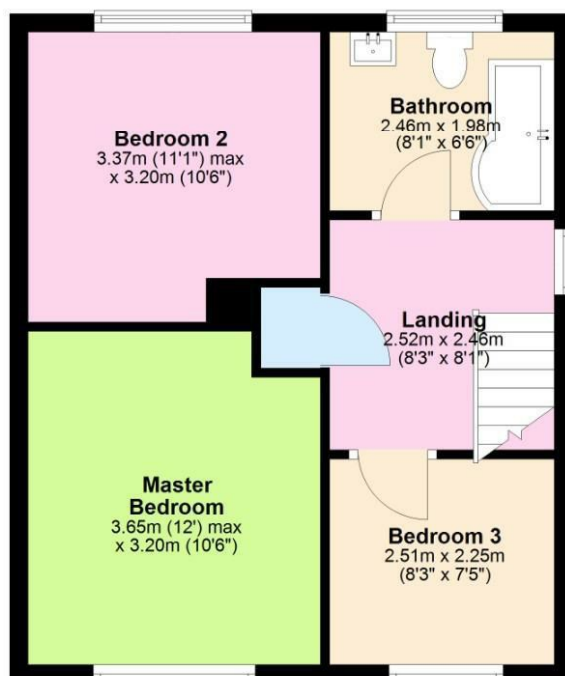
Ground Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



First Floor

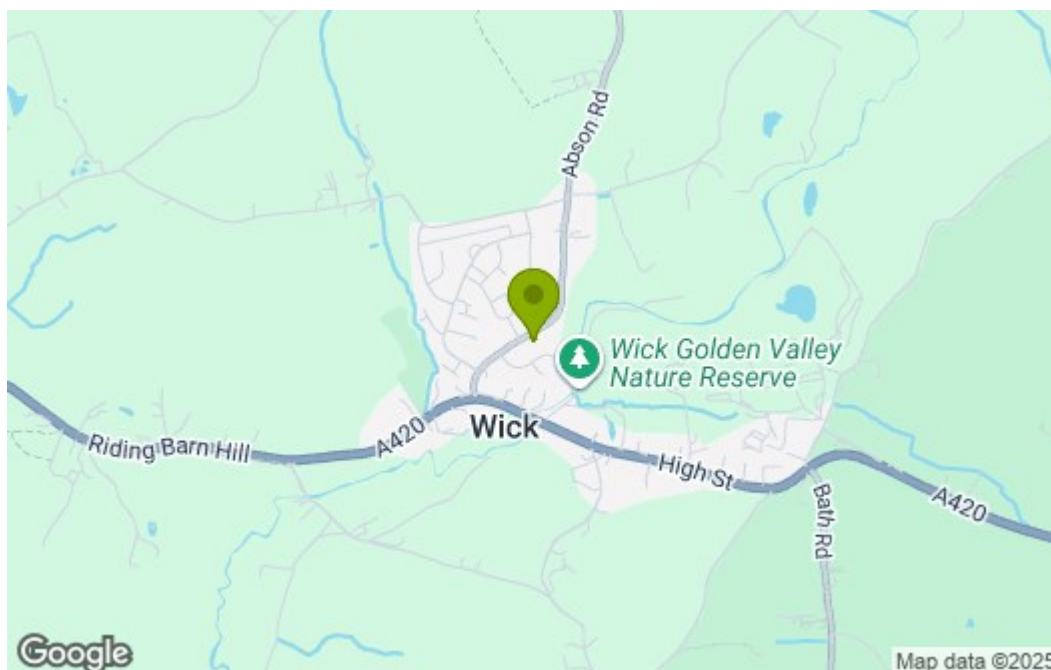
Approx. 40.7 sq. metres (438.0 sq. feet)



Total area: approx. 80.8 sq. metres (869.6 sq. feet)

22 Naishcombe Hill, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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