



36 Niblett's Hill, Bristol, BS5 8BH

£360,000

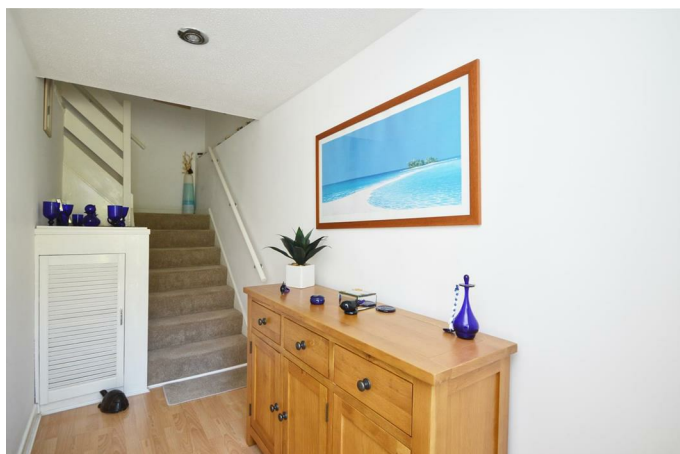
Situated in a sought after location in St George with a south-facing garden, off street parking and garage, this three storey property offers flexible living arrangements and would be great for a first-time buyer or growing family. With its open plan kitchen/dining room and conservatory which leads directly to the sunny garden and close proximity to idyllic green spaces, this is perfect for those who love to host and enjoy the peaceful walks the east of Bristol has to offer.

Set back from the pavement in an elevated position, via a large driveway, the property is accessed on the ground floor via an entrance hall with a large garage/utility room and stairs to the first floor.

On the first floor, there's a light a spacious sitting room, a shower room and a modern open plan kitchen/dining room to the rear with french doors to the conservatory which overlooks the south-facing rear garden. On the second floor are three bedrooms and the family bathroom.

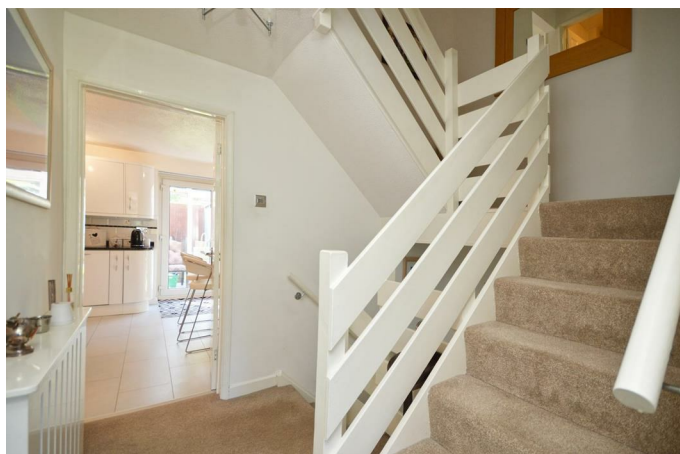
Conveniently located with various commuter routes (by train, bus and bike) into Bristol city centre and being well placed for the local facilities of Hanham, including shops, restaurants and Co-Op. There are pleasant riverside and wooded walks at Conham, as well as Dundridge Park and the beautiful Troopers Hill Nature Reserve. The property is also within one mile of the vibrant Church Road featuring an array of restaurants, cafes and shops.

Entrance Hallway



Landing

10'8 x 8'2 (3.25m x 2.49m)



Sitting Room

14'10 x 10'9 (4.52m x 3.28m)



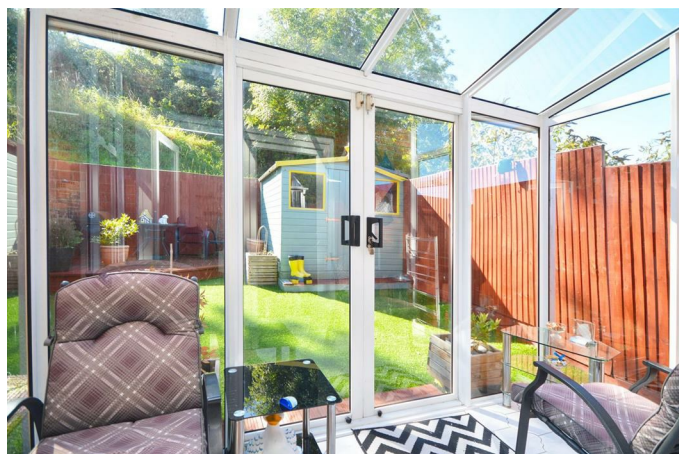
Kitchen

14'10 x 11'11 (4.52m x 3.63m)



Conservatory

7'6 x 5'1 (2.29m x 1.55m)



Shower Room

7'5 x 3'10 (2.26m x 1.17m)



Landing

Master Bedroom

14'10 x 10'9 (4.52m x 3.28m)



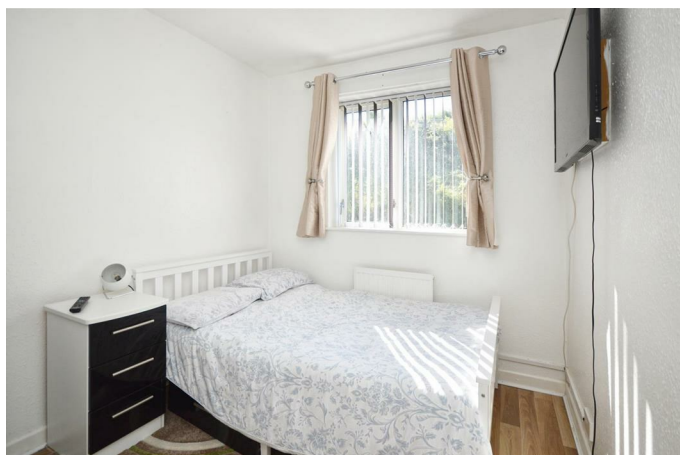
Bedroom Two

12' x 6'8 (3.66m x 2.03m)



Bedroom Three

8'9 x 7'11 (2.67m x 2.41m)



Bathroom

7'10 x 4'10 (2.39m x 1.47m)



Rear Garden



Garage

19'6 x 9 (5.94m x 2.74m)

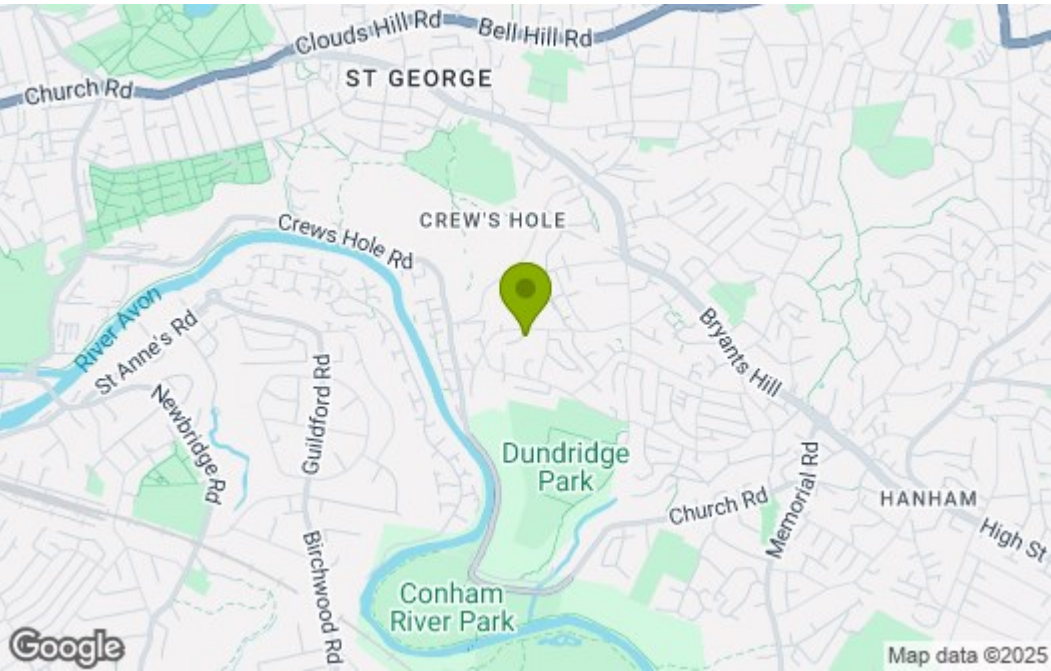
Rear Elevation



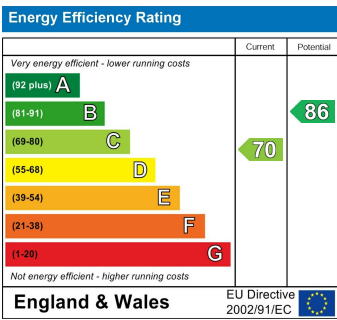
Floor Plan



Area Map



Energy Efficiency Graph



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