



7 Nursery Gardens, Brentry, Bristol, BS10 6RL

GUIDE PRICE £330,000

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ESTATE AGENTS

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PROPERTY OVERVIEW

A beautifully presented three bedroom family home situated within a popular residential position in Brentry, offering bright and well balanced accommodation together with a number of tasteful improvements carried out by the current owners.

The property is entered via a welcoming entrance hallway leading through to a modern kitchen/breakfast room positioned at the front of the property, fitted with contemporary wall and base units alongside ample worktop and dining space.

To the rear, a spacious living/dining room creates an excellent main reception area with french doors opening onto the garden. In addition the former rear porch which has been upgraded to create a useful home office space, ideal for modern working requirements

Upstairs, the property offers three well proportioned bedrooms alongside a stylish modern family bathroom, all presented to a high standard throughout.

During their ownership, the current owners have modernised and improved the property including replacement windows and doors, updated central heating system, modern kitchen and bathroom, replacement flooring and carpets, redecoration throughout, upgraded staircase detailing and improved loft storage.

Externally, the rear garden has been attractively landscaped with patio seating area, lawn and planted borders creating an ideal family and entertaining space. To the front, the property benefits from driveway parking together with an electric vehicle charging point.

Location

Nursery Gardens is conveniently positioned within Brentry, offering excellent access to a range of local amenities and major employers including Airbus, Rolls Royce, Southmead Hospital and the MOD. Cribbs Causeway and The Mall are also within easy reach, offering extensive shopping, restaurants and leisure facilities.

The property is well placed for access to the M4/M5 motorway network together with regular public transport links into Bristol City Centre and surrounding areas. Nearby green spaces and Blaise Castle Estate further add to the appeal of this popular North Bristol location.

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KEY DETAILS

- Beautifully Improved Mid-Terraced Property (Approx. 840 sq ft/78.1 sq m)
- 3 Bedrooms
- Spacious Kitchen/Dining Room
- Home Office Space
- Driveway Parking With Electric Vehicle Charger
- Attractive Landscaped Rear Garden

Guide Price: £330,000

Tenure: Freehold

Council Tax Band: C

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: C

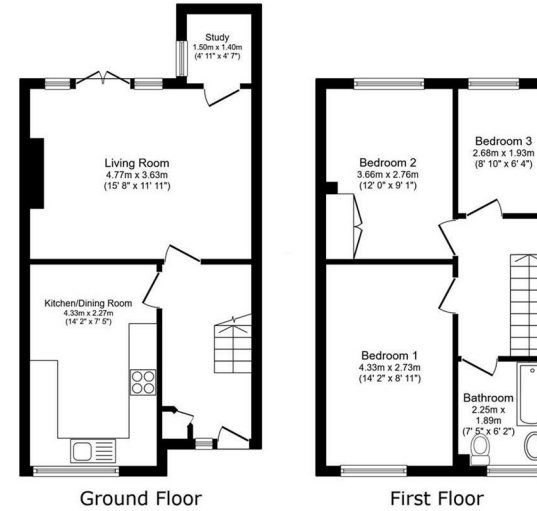
Viewing: By appointment only



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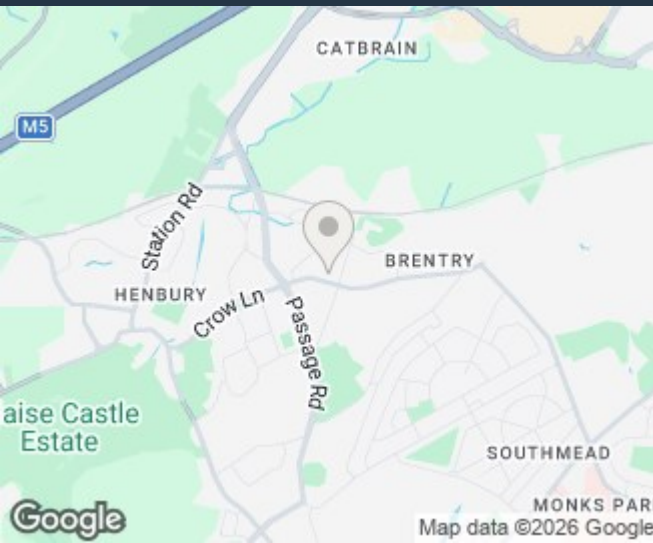
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Total floor area: 78.1 sq.m. (840 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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