



- Three Double Bedrooms
- Fitted Kitchen with Appliances
- Modern Bathroom
- Ensuite
- Double Glazing
- Gas Central Heating
- Integral Garage
- Off street parking
- Excellent Order
- Enclosed Garden

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		
England & Wales		
EU Directive 2002/91/EC		

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.



**43 Nags Head Hill, Bristol, BS5 8LN**

**£365,000**



Covered Porch

Hallway 5'7 x 7'6

Lounge/Diner 11'6 x 17'10

Kitchen 12 x 8'6

Integral Garage 15'10 x 7'9

Landing 5'9 x 9'3

Bedroom One 12'10 x 10'6

Ensuite 6'1 x 6'2

Bedroom Two 11'5 x 10'6

Bedroom Three 11'4 x 6'6

Bathroom 6'3 x 6'2

Outside

Off Street Parking For Two Cars

Enclosed Rear Garden

We are delighted to offer for sale this splendid deceptively spacious three bedroom semi-detached house with fully enclosed west facing garden, integral garage and off street parking.

The house is in super order throughout and comprises covered porch, hallway, lounge/diner, beautifully fitted kitchen with appliances to the ground floor with three double bedrooms,(master with ensuite) and family bathroom. Other benefits include gas central heating and uPVC double glazing throughout.

Situated in this popular location with good access to Bristol City Centre and the the ring road.

Although the address of the property is on Nags Head Hill, the property can be approached from Jockeys Lane. In our opinion this property will ideally suit first-time buyers.

Council Tax C. Energy Rating TBC.

\*\* PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR \*\*

