

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



Lease - 1000 years from 30 July 1965

Ground Rent - £12.00 a year, Reviewed Yearly

9'0" x 5'4" (2.75m x 1.65m) **Bathroom**

8'7" x 8'7" (2.63m x 2.63m) **Bedroom**

9'10" x 8'8" (3.00m x 2.65m) **Bedroom**

13'1" x 10'1" (3.99m x 3.09m) **Bedroom**

9'7" x 6'10" (2.93m x 2.10m) **Landing**

19'1" x 8'7" (5.82m x 2.63m) **Sun Room**

14'2" x 12'11" (4.34m x 3.95m) **Kitchen**

12'11" x 14'2" (4.34m x 3.95m) **Living Room**

9'7" x 6'10" (2.93m x 2.10m) **Hallway**

4'10" x 1'6" (1.48m x 0.46m) **Entry**



- Lounge/diner
- Kitchen
- Conservatory
- Three bedrooms
- Enclosed rear garden
- Garage & parking
- Offered in first class decorative order

58 Niblets Hill, St George, Bristol, BS5 8TR  
**£340,000** Leasehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

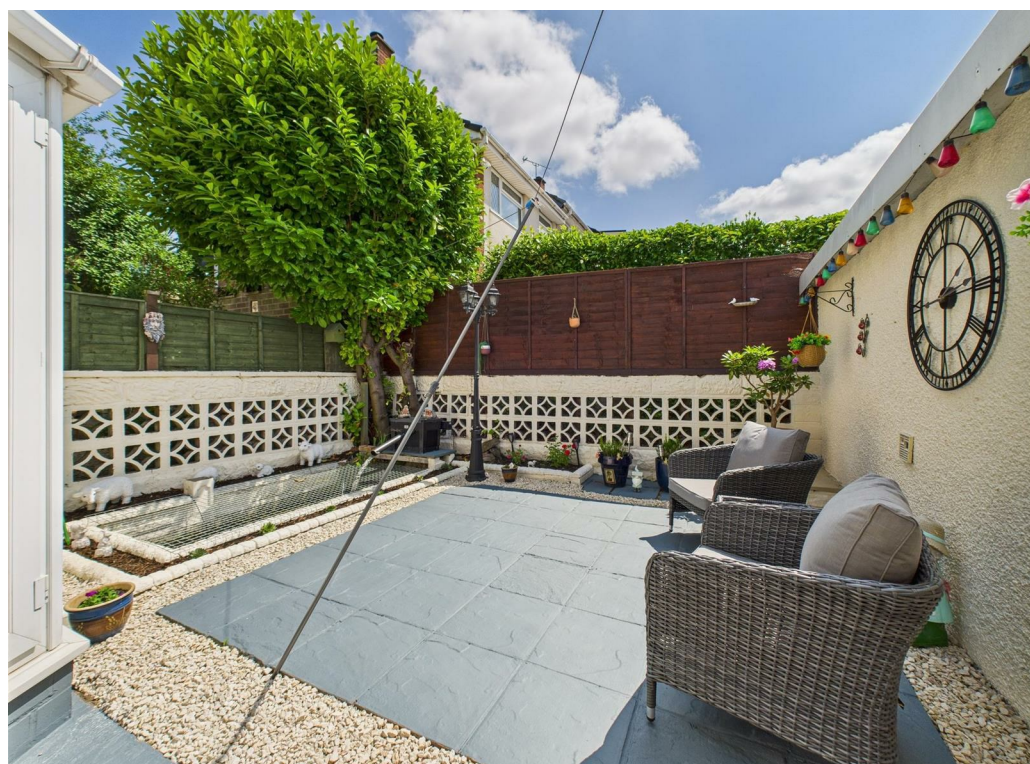
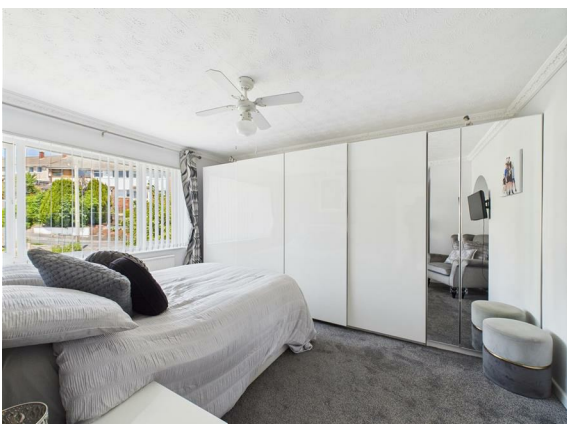
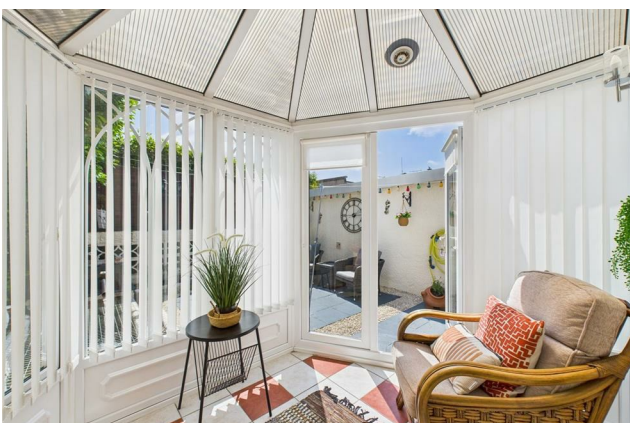
COUNCIL TAX BAND C



Beautifully presented and lovingly cared for, three bedroom family home.

Entrance hallway, lounge, kitchen/diner, conservatory, enclosed rear garden, three bedrooms, family bathroom, garage and off street parking.

With double glazing and gas central heating, this home is offered in first class decorative order throughout.



## the location

Set on the Southern slopes of St George, with green, wooded and river walks literally on your doorstep in Crews Hole and the nearby Troopers Hill nature reserve. Local shopping facilities are available at Nags Head Hill. The more comprehensive facilities of Hanham high street and Church Road, St George, are but a short drive away. Bristol 2.8 miles Bath 9.7 miles

*Beautifully presented and lovingly cared for.*



## just a thought...

If you hadn't considered this part of St George, this could be the one! Offering surprisingly quick access to Bristol Temple Meads, and the city centre, yet offering an abundance of green space literally on the doorstep. This home really does offer a feel of the country, on the edge of the city.