estate agents auctioneers

hollis morgan

5 Nigel Park, Shirehampton, Bristol, BS11 0ET

£265,000

A delightful 3 bedroom semi detached house situated in a quiet and leafy residential cul-de-sac in the popular suburb of Shirehampton, close to the Village High Street. Generous rear garden and off street parking.

**The Property**
This delightful 3 bedroom semi detached house is situated in a quiet residential cul-de-sac in the popular suburb of Shirehampton.

The ground floor is comprised of an entrance hallway which leads to a generous living space with a bay fronted window which allows ample natural light with its west facing aspect. This leads you to the dining space where you can access both the kitchen and the garden via sliding doors. The kitchen is fitted with a range of wall and base units with a double oven and double glazed window with a pleasant outlook over the garden.

The first floor offers three bedrooms, a three piece bathroom suite and access to the loft space. Two of the bedrooms are good size doubles with the master gaining from a further large bay window. The third bedroom is a single and could be used as a a child's bedroom or a study.

Externally the property benefits from a large rear lawned east facing garden with side access from a spacious block paved driveway for at least 2 vehicles.

**Location**
Nigel Park is situated in a quiet residential neighbourhood located within the popular suburb of Shirehampton.
The local High Street is within easy walking distance and offers an abundance of local amenities ranging from independent retailers, larger national services as well as everyday services.
The A4 Portway provides excellent transport links both back into Bristol City Centre or out toward the M5 Motorway Network. In addition Shirehampton Railway Station is less than a mile away which also provides a direct link into the city.

**Other Information**
Freehold.

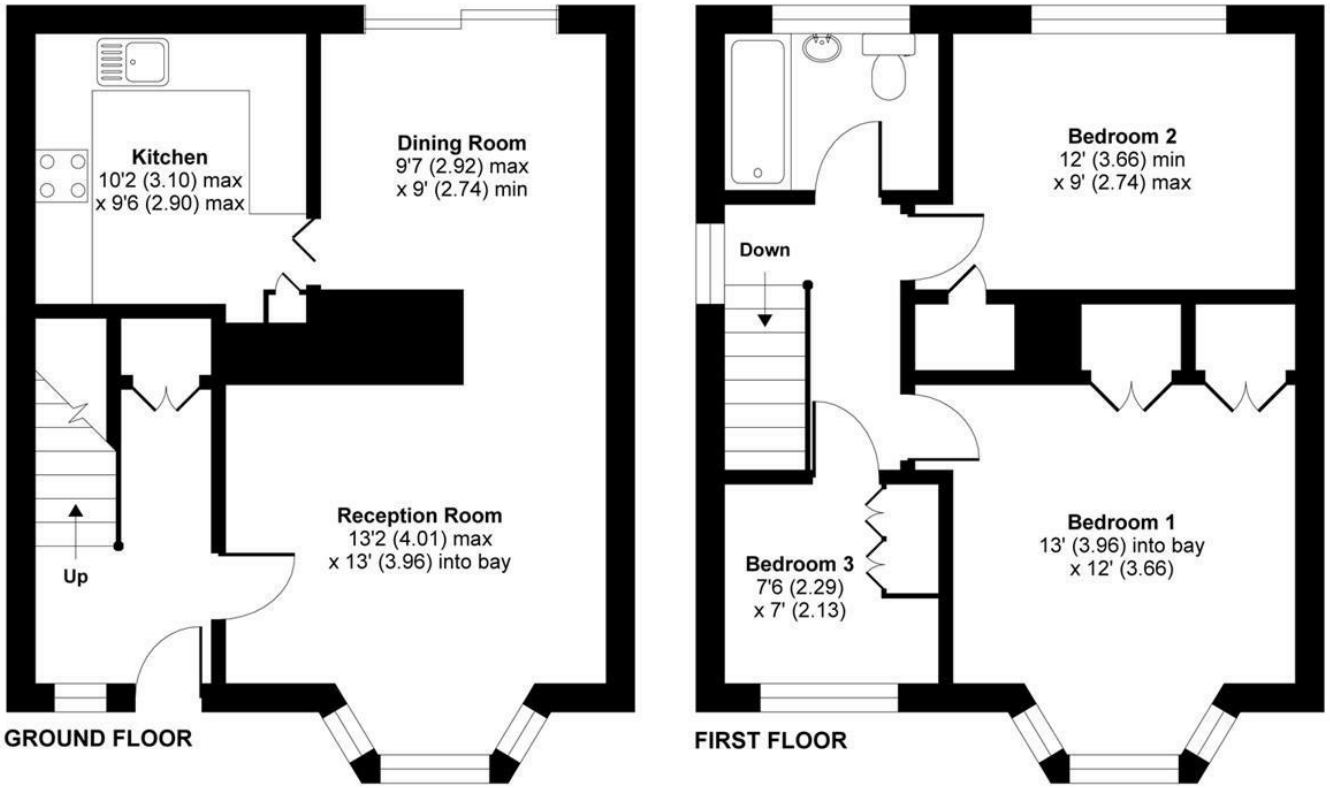
Council Tax Band: C

**Please Note**
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

# Shirehampton, Bristol, BS11

Approximate Area = 940 sq ft / 87.3 sq m

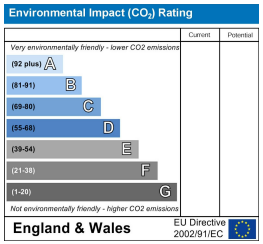
For identification only - Not to scale




Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 737469





TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk



Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

hollis
morgan