



58 Nutfield Grove, Bristol, BS34 7LJ Offers in the region of £330,000

Goodmove are delighted to present this three bedroom semi detached house to the market.

Accommodation is well presented throughout and briefly comprises an entrance porch which leads into the living room, and a dining kitchen. Stairs then lead to the first floor, which offers three good size bedrooms and a house bathroom. Outside, there is a pleasant rear garden and a driveway with a garage.

Nutfield Grove is a residential road off of Filton Avenue, leading to the popular Gloucester Road which runs directly into Bristol City Centre. The property offers easy access to Gloucester road with all its bars, restaurants and amenities whilst remaining in close proximity to major employers such as Southmead hospital, Airbus and the MoD. There is also a recreational park and swimming pool only a short walk away from the property and several supermarkets/retail parks with close proximity. This side of Bristol also offers residents access to the countryside of South Gloucestershire as well as the M4 and M5 motorways.

The property has been attractively priced and we invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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