



G R E G O R Y S
— E S T A T E A G E N T S —

57 Niblett's Hill
Bristol, BS5 8TP

£300,000



Offered for sale with no onward chain can be found this well presented, three bedroom home. Positioned within this quiet backwater location, providing an easy commute into Bristol City Centre, this spacious property benefits far reaching views of the City. Internally the accommodation has been recently enhanced with the inclusion of a newly fitted kitchen and new fitted carpets and flooring throughout. Bathed in natural light, the accommodation comprises an entrance hallway with stairs leading to the first floor, an impressive lounge with large window overlooking the front aspect and an opening to the kitchen/ diner. The Kitchen provides access and overlooks the rear garden with a large selection of built in units and work surfaces. Completing the ground floor is a cloakroom / utility room, housing the gas combination boiler. To the first floor can be found the family bathroom, comprising a three piece white suite and three bedrooms, all of a generous proportion, with the two double rooms benefitting fitted wardrobes. Gardens to the front and rear aspect benefit, with the rear garden providing pedestrian access to the rear of the property. PLEASE NOTE - Planning permission has been granted for the erection of a two storey building, adjoining the property. For further details please contact Gregorys on 0117986 6644

ACCOMMODATION

ENTRANCE HALLWAY

Entrance door and side panel window to the front aspect, stairs leading to the first floor with storage recess under, storage cupboard, radiator, dado rails, cupboard housing meters and fuse box, doors to rooms

CLOAKROOM / UTILITY ROOM 5' 10" x 5' 4" (1.77m x 1.62m)

Comprising a wc and wash hand basin, space and plumbing for a washing machine, obscure double glazed window to the rear aspect, 'Worcester' combination boiler, vinyl flooring

LOUNGE 14' 7" x 13' 0" (4.45m x 3.95m)

Double glazed window to the front aspect, gas feature fire and surround, radiator, large opening to the kitchen / diner

KITCHEN / DINER 13' 1" x 8' 8" (4.00m x 2.65m)

A newly fitted kitchen comprising a large selection of matching wall and base units with roll top work surfaces over, matching splash backs, one and a half bowl sink and drainer unit with mixer taps over, integrated oven and electric hob with extractor hood over and glass splash back, space and plumbing for a dishwasher and fridge/freezer, vertical contemporary radiator, wood effect flooring, double glazed door and window to the rear aspect

FIRST FLOOR LANDING

Stairs leading from the ground floor, loft hatch, storage cupboard, doors to rooms

BEDROOM ONE 13' 7" x 10' 4" (4.15m x 3.15m)

(Measurements not including door recess or into fitted wardrobe) Double glazed window to the front aspect with far reaching views, radiator, fitted storage cupboard, large selection of fitted bedroom furniture including wardrobes and drawers

BEDROOM TWO 11' 10" x 10' 0" (3.60m x 3.04m)

(Measurements taken to maximum point into wardrobe) Double glazed window to the rear aspect, radiator, selection of fitted wardrobes, opening to storage recess

BEDROOM THREE 8' 10" x 8' 8" (2.70m x 2.65m)

Double glazed window to the front aspect, radiator

BATHROOM 9' 4" x 7' 3" (2.85m x 2.20m)

A three piece white suite comprising a low level wc, pedestal wash hand basin and panelled bath with shower over, vinyl

flooring, radiator, obscure double glazed window to the rear aspect

FRONT GARDEN

A tiered front garden with steps leading to the storm porch and front door

REAR GARDEN

A tiered rear garden laid to patio and lawn, mature borders of shrubs and trees, rear pedestrian access gate, enclosed by boundary fencing

NOTE

Please note that planning permission has been granted for the erection of a two storey building to the land to the side of the property. This two storey building will be adjoining number 57 and comprises of two apartments. For further details please contact the agent.





Energy performance certificate (EPC)

57 Niblett's Hill BRISTOL BS5 8TP	Energy rating D	Valid until: 16 April 2033
		Certificate number: 0370-2073-9240-2997-5515

Property type: Mid-terrace house

Total floor area: 84 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

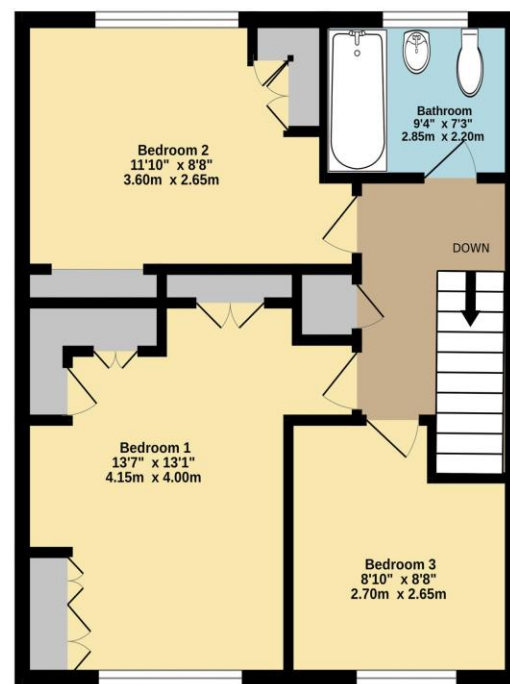
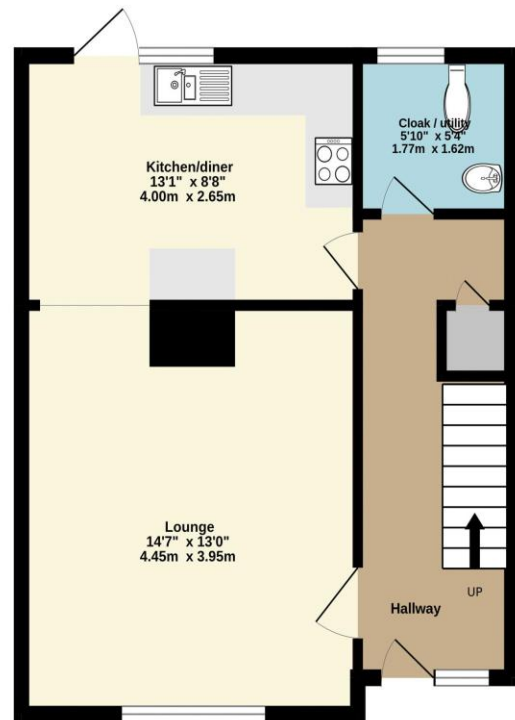
For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor
422 sq.ft. (39.2 sq.m.) approx.

1st Floor
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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