



**Connells**  
connells.co.uk 0117 950 1552  
**FOR SALE**

**Connells**

Nursery Gardens  
Bristol



## Property Description

Situated in a popular residential location, this well-proportioned three-bedroom terraced home at Nursery Gardens offers fantastic potential for families, first-time buyers, or investors alike.

The property provides spacious accommodation throughout, including a welcoming entrance hallway, a bright and airy living room, and a generous kitchen/dining area to the rear conservatory with access to the rear garden-ideal for both everyday living and entertaining.

Upstairs, there are three good-sized bedrooms along with a family bathroom, offering comfortable living space for a growing household.

Externally, the property benefits from a private rear garden, perfect for outdoor relaxation or family activities. The front of the property offers road parking via a driveway.

Conveniently located close to local amenities, schools, and transport links, the property offers easy access to the City Centre and surrounding areas.

An excellent opportunity to acquire a home with scope to add value-early viewing is highly recommended.

## Entrance Porch

## Entrance Hall

## Living Room

15' 8" x 11' 11" ( 4.78m x 3.63m )

## Kitchen/Diner

14' 3" x 8' 11" ( 4.34m x 2.72m )

## Conservatory

16' 1" x 5' 5" ( 4.90m x 1.65m )

## Bedroom 1

14' 3" x 8' 11" ( 4.34m x 2.72m )

## Bedroom 2

11' 11" x 9' ( 3.63m x 2.74m )

## Bedroom 3

8' 10" x 6' 4" ( 2.69m x 1.93m )

## Bathroom

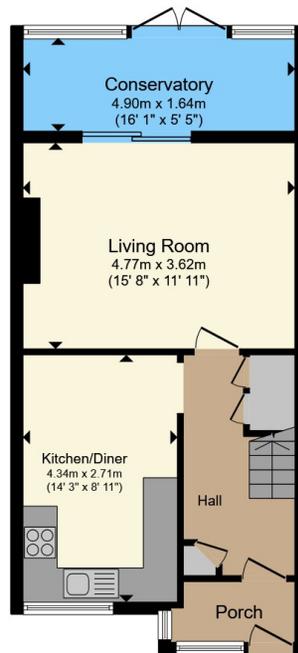
## Driveway

## Rear Garden

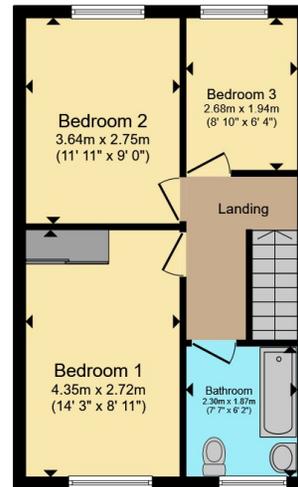








**Ground Floor**



**First Floor**

Total floor area 87.2 m<sup>2</sup> (939 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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6 Canford Lane  
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EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold

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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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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