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37 Milford Avenue, Wick, Bristol, BS30 5PP



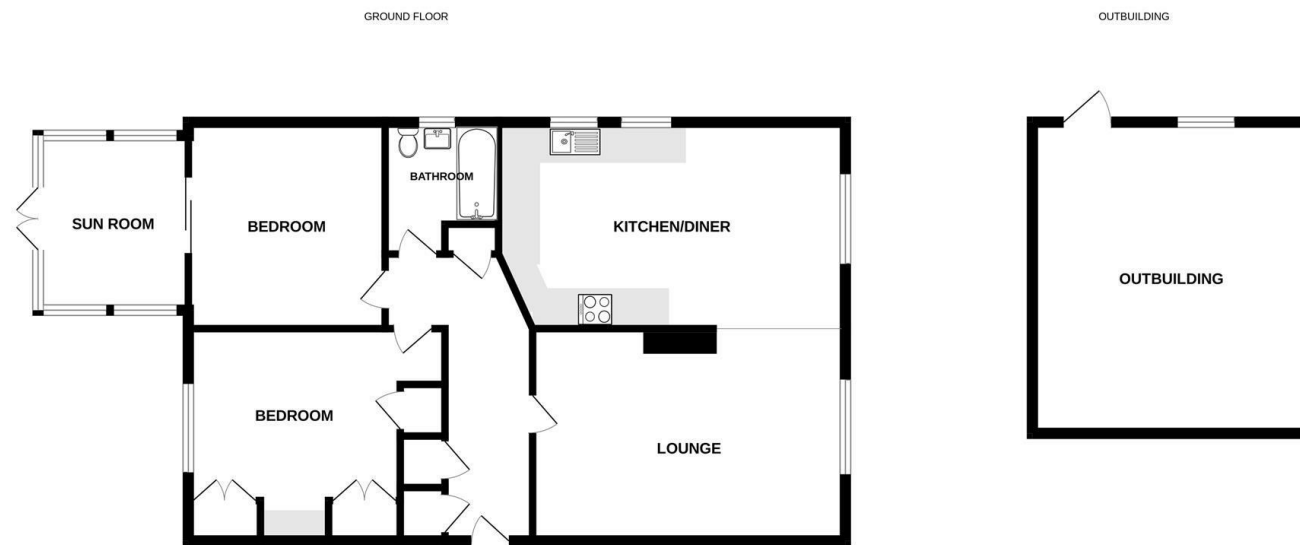
£375,000

A well presented two bedroom detached bungalow located within the village of Wick between Bristol and Bath.

- Detached ▪ Driveway ▪ Living room ▪ Kitchen / Diner ▪ Two bedrooms ▪ Bathroom ▪ Sun room ▪ Rear garden ▪ Garden room/Studio ▪ Village location



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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. Made with Metropix ©2024

## 37 Milford Avenue, Wick, Bristol, BS30 5PP

An excellent example of a recently refurbished and sympathetically extended two double bedroom detached bungalow that is located in a quiet residential setting on the edge of Wick, in close proximity to village amenities and with open countryside in easy reach.

Internally all the accommodation is arranged over the ground floor making an ideal purchase for those who are downsizing. This accommodation consists of a delightful lounge with feature fireplace which opens onto a modern kitchen/dining room with dual aspect windows and range of integrated appliances. To the rear of the property two double bedrooms are found, with the second bedroom leading to a good sized conservatory that accesses the rear garden. The internal accommodation is completed by a modern three piece suite bathroom.

Externally both front and rear gardens have been landscaped with ease of maintenance in mind, the front offers a level lawn and off street parking, while the rear is mainly laid to stone chippings with a raised patio ideal for al fresco dining. The property additionally benefits from a detached home office/studio.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE HALLWAY 4.6m x 1.4m (15'1" x 4'7" )

Access to ground floor rooms, storage cupboards, radiators and power points.

##### LIVING ROOM 5m x 3.4m (16'4" x 11'1" )

UPVC double glazed window to front aspect, opening to kitchen/diner, electric feature fireplace and power points.

##### KITCHEN/DINER 5.5m x 3m (18'0" x 9'10" )

UPVC double glazed window to both front and side aspects, matching high gloss wall and base units with work surfaces over and integrated appliances including fridge, freezer, slimline dishwasher, washing machine, electric hob and oven with extractor over. Stainless steel one and a quarter sink with mixer tap over and power points.

##### BEDROOM ONE 4.1m x 3.4m (13'5" x 11'1" )

UPVC double glazed window to rear aspect, fitted wardrobes and dressing table, radiator and power points.

##### BEDROOM TWO 3.1m x 3m (10'2" x 9'10" )

UPVC double glazed sliding doors to sun room, radiator and power points.

##### SUN ROOM 2.8m x 2.4m (9'2" x 7'10" )

UPVC double glazed windows and French doors providing access to rear garden.

##### BATHROOM 2m x 1.9m (6'6" x 6'2" )

UPVC double glazed obscured window to side aspect, bath with shower head attachment to taps and a glass

panel, wash hand basin with mixer tap over, low level WC and a heated towel rail.

### EXTERIOR

#### FRONT OF PROPERTY

Lawn with wall boundary to front and evergreen shrubs, driveway accessed via a dropped kerb and gated side access to rear garden.

#### REAR GARDEN

Mainly laid to chippings and a patio area for outdoor dining, wisteria tree, fenced boundaries and access to brick built outbuilding.

#### OUTBUILDING 5m x 4.4m (16'4" x 14'5" )

UPVC double glazed windows overlooking garden, carpeted, lighting and power points.

#### TENURE

This property is freehold.

#### AGENT NOTE

This property is in council tax band D according to [www.gov.uk](http://www.gov.uk) website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk Checker

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council ([bathnes.gov.uk](http://bathnes.gov.uk))

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

