

Consumer Protection Regulations 2008 have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the nature of sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



**PROPERTY TYPE** House - Terraced

**BEDROOMS** 3

**RECEPTION ROOMS** 1

**BATHROOMS** 2

**EPC RATING** B

**COUNCIL TAX BAND** B



A well presented three bedroom terraced property, being set in a backwater position, close to Sandy Park Road and its popular amenities.



Boasting open plan living/kitchen accommodation with two double bedrooms (one with en suite) and a third single bedroom, there is also a bathroom to the first floor.



With an enclosed, low maintenance, rear garden, and allocated off street parking space. Situated within walking distance of Temple Meads railway station in the city centre a prompt, viewing is highly recommended.

Available 02/02/2026. Energy Rating B. Council Tax Band B.

## the location



## what the owners will miss

## just a thought...