

451 Wells Road, Bristol , BS14 9AG

O.I.R.O £325,000

- 3D VIRTUAL TOUR
- Two Double Bedrooms
- Sitting / Dining Room
- Modern Bathroom
- Detached Garage
- Detached Bungalow
- Loft Room
- Recently Fitted Kitchen
- Off Street Parking
- Energy Rating - E

A DETACHED Bungalow occupying an elevated position with select views of the Imperial Ground in Knowle. The property is offered with NO ONWARD CHAIN and comprises a welcoming porch and entrance hall, a recently fitted kitchen, a great sized sitting / dining room, two double bedrooms a modern bathroom. Upstairs there is a useful loft room with two Velux style windows, which the discerning buyer may choose to fully develop and extend into a third bedroom, subject to building consent. There is plenty of outside space, with a front garden, a paved rear terrace with raised flower beds and a side area which has recently been cleared ready for the new owner to landscape. There is off street parking as well as a detached garage with an automatic door. In addition, the property is triple glazed and benefits from gas central heating. Priced to sell, the property is sure to be popular so call today to arrange your early internal viewing!

Hallway 9'03 x 4'08 (2.82m x 1.42m)

Sitting / Dining Room 21'11 x 11'11 max (6.68m x 3.63m max)

Kitchen 11'10 x 8'04 (3.61m x 2.54m)

Bedroom One 11'11 x 11'07 (3.63m x 3.53m)

Bedroom Two 12'01 x 10'10 (3.68m x 3.30m)

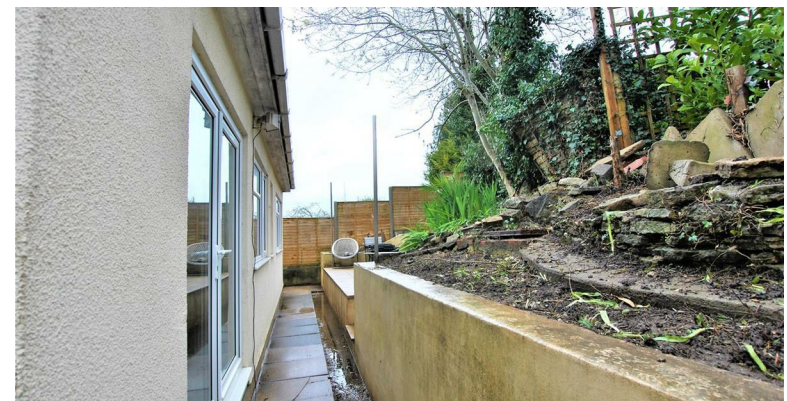
Loft Room 17'03 max x 9'08 (5.26m max x 2.95m)

Garage 22'08 max x 7'09 (6.91m max x 2.36m)

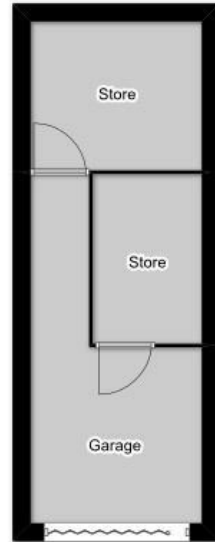
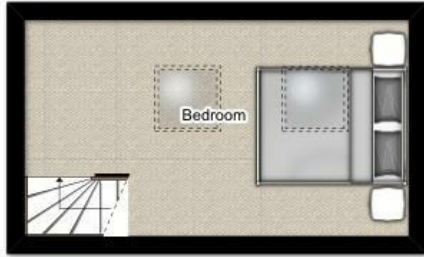
Council Tax Band - C

Tenure Status - Freehold

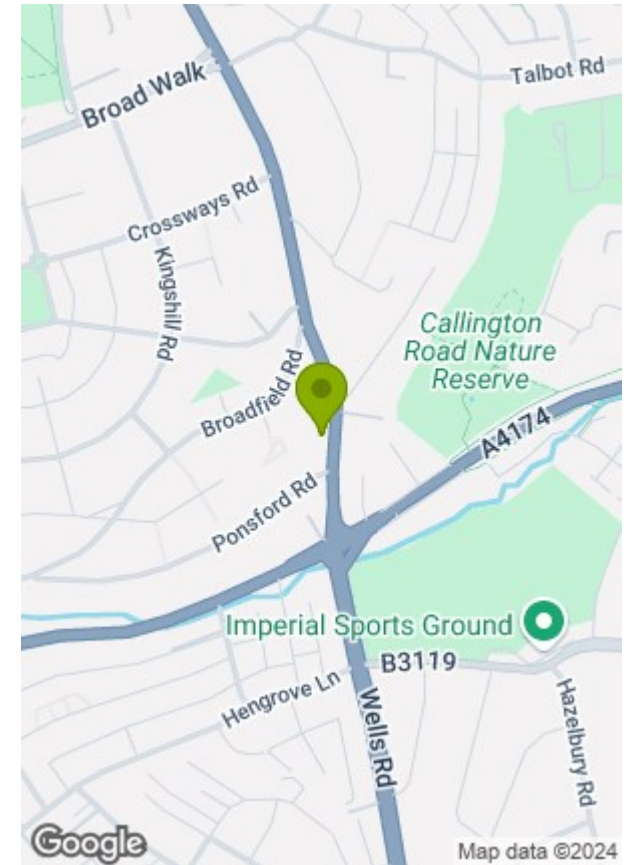




Approx Gross Internal Floor Area: 100 sq. m / 1076.4 sq. ft



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	85

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(12-20) E		
(1-11) F		
(0) G		
Not environmentally friendly - higher CO ₂ emissions		
	45	82

England & Wales EU Directive 2002/91/EC

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