



33 Sandown Road, Bristol, BS4 3PL £400,000

Offered to the market with no onward chain, this property is ideally situated close to the vibrant Sandy Park Road, renowned for its array of shops and local conveniences. With a butcher, greengrocers, fish and chip shop, numerous hairdressers and beauty salons, delicatessen, bakery, and post office, residents enjoy convenient access to a variety of essential services.

Sandy Park Road is also on the main number one bus route from Broomhill to Cribbs Causeway via the city centre, providing excellent public transport links. Additionally, the close proximity to the Bath Road and Wells Road further enhances accessibility. Moreover, it's just a 20-minute walk to Temple Meads railway station, offering convenient connections to various destinations.

The property boasts a loft conversion with a dormer and en-suite shower room and a full-width ground floor extension at the rear. On the first floor, two bedrooms, one with an en-suite shower room, alongside a first-floor bathroom provide flexible living arrangements. The ground floor has a bay-fronted lounge, and an open-plan extended kitchen diner creates a welcoming space for gatherings. Outside, the southerly facing rear garden offers a tranquil retreat.

Lounge

13'11" into bay x 10'9" into recess (4.25 into bay x 3.29 into recess)



Kitchen/Diner

22'11" x 16'3" (7.01 x 4.97)

Both taken at max



Loft Room

20'0" x 11'8" (6.12 x 3.56)

Limited headroom due to sloped ceilings



En-Suite

6'7" x 3'5" (2.03 x 1.06)



Bedroom One

12'6" x 10'6" (3.82 x 3.22)



En-Suite Shower Room

12'6" x 10'6" into recess (3.82 x 3.22 into recess)

Bedroom Two

13'0" x 9'9" (3.97 x 2.99)



Bathroom

8'11" x 6'0" (2.72 x 1.85)





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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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