



Wootton Road, St Annes

£365,000

- **Energy Rating - C**
- **Double Bay Fronted**
- **Lots of Character**
- **Built In Kitchen Appliances**
- **UPVC Double Glazing & Gas Central Heating**

- **Three Bedroom Home**
- **Double Garage Providing Off-Street Parking**
- **South Facing Garden**
- **French Doors Leading to Garden**
- **Dining Room**

This three-bedroom home is nestled in a prime location with easy access to Sandy Park Road, renowned for its vibrant array of shops and cafes, as well as its convenient proximity to Bristol City Centre.

Upon entry, an inviting entrance hall leads to a generously proportioned, bay-fronted lounge with a feature fireplace, as well as a separate dining room, also with a fireplace, that offers direct access to the garden. The well-appointed kitchen includes a built-in oven and hob and dishwasher, with French doors opening to the garden.

Ascending to the first floor, you will find two spacious double bedrooms—both with built-in wardrobes and one bay-fronted—alongside a versatile single bedroom that can serve as an office space. A family bathroom with a shower over the bath completes this floor.

The generously sized, south-facing garden is predominantly adorned with a lush green lawn and features a charming patio area, making it a vibrant outdoor space. The garden also includes a convenient double garage, providing off-street parking and storage.

Further enhancing comfort and convenience, the property boasts gas central heating, ensuring warmth throughout, while UPVC double glazing promotes energy efficiency.

Living Room 12'3" x 12'8" max (3.74 x 3.87 max)

Kitchen 15'8" x 8'1" (4.80 x 2.48)

Dining Room 11'6" x 10'5" (3.52 x 3.18)

Bedroom One 12'10" x 9'1" (3.92 x 2.78)

Bedroom Two 11'6" x 11'3" (3.52 x 3.43)

Bedroom Three 8'7" x 8'2" (2.62 x 2.49)

Bathroom 6'5" x 5'4" (1.97 x 1.64)

Tenure - Freehold

Council Tax Band - B

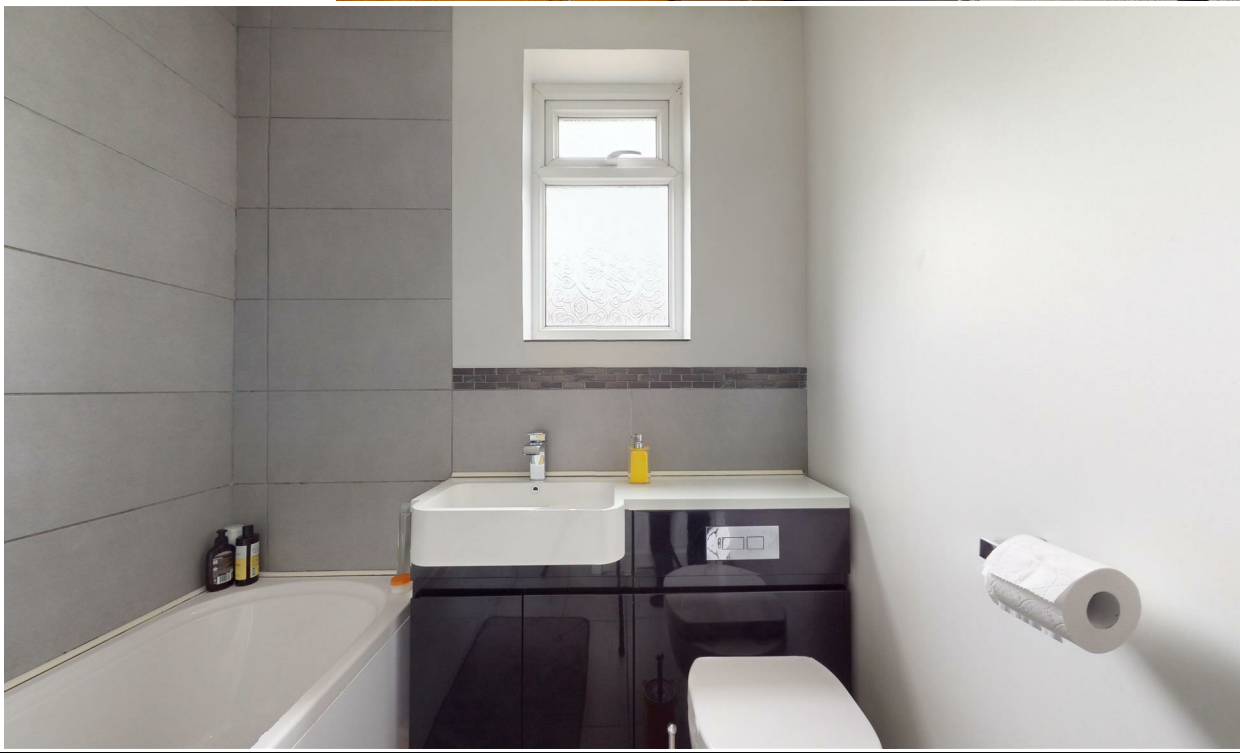






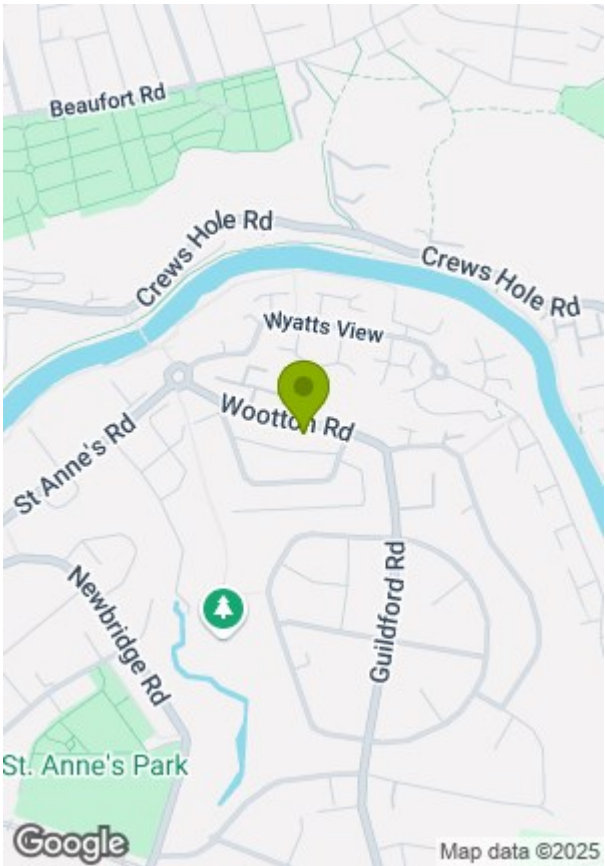








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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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