

109 Sandy Park Road  
Brislington  
Bristol  
BS4 3PG  
01179 777 671  
info@greenwoodsonline.co.uk

**greenwoods**  
INDEPENDENT ESTATE AGENTS

www.greenwoodsonline.co.uk



**129 Allison Road, Brislington, Bristol, BS4 4PG**

**£300,000**

Individually designed and built in the 1960's by the current family and now available for somebody new to create a home just how they want it. Situated in a great location with easy access to the shops and cafe/bars of Sandy Park Road, the No1 bus service and with St Annes Woods on your doorstep. In brief, the accommodation comprises entrance porch with a cloakroom and accessing a sizeable open-plan lounge dining room, kitchen breakfast room and from an inner hall are three bedrooms, a spacious bathroom, plus access to a basement and a walk-in shower. Whilst outside can be found an integral garage and basement room, off street parking, established frontage with gated side access to the rear garden of which has a summerhouse and far-reaching views. To view call GREENWOODS on 0117 9777671.





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Accommodation Comprises

Entrance Porch

uPVC double glazed entrance door and side windows a polycarbonate roof and radiator.

Cloakroom

uPVC double glazed window to the side and fitted with a w/c and wash hand basin, tiled walls, radiator.

Lounge Dining Room

Lounge 16'11" x 12'4" (5.16 x 3.78)

uPVC double glazed bow bay window to the front, coved ceiling, fitted coal effect gas fire, Virgin Media point, two radiators and opening into:-

Dining Area 17'4" x 11'1" (5.3 x 3.4)

Wood effect flooring, door accessing a small office area with a uPVC double glazed window, radiator and a built-in cupboard. Door to inner hall.

Kitchen Breakfast Room 14'11" x 8'8" (4.56 x 2.65)

Being fitted with a range of wall and base units incorporating worktops with tiled splashbacks, double drainer sink, built-n electric oven and gas hob with an extractor over, plumbing for a washing machine, built-in cupboard, radiator, uPVC double glazed door and window.

Inner Hall

Access hatch to the loft space, doors accessing all rooms, the basement and a further shower.

Bedroom One 16'8" x 12'7" (5.1 x 3.86)

uPVC doubled bay window to the rear, built-in wardrobe, vanity wash hand basin, two radiators.

Bedroom Two 9'2" x 11'5" (2.8 x 3.5)

Window to the side aspect, built-in wardrobe, radiator.

Bedroom Three 8'10" x 7'10" (2.7 x 2.4)

uPVC double glazed window to the rear, radiator.

Bathroom 7'9" x 8'6" (2.38 x 2.6)

Being mostly tiled and fitted with a w.c, pedestal wash hand basin and a panelled bath with a mains shower, chrome heated towel rail, extractor fan.

Outside

Front:- Providing off street parking and having a gated slopping path to the entrance and side gate. Established flower/shrubbed area.

Rear:- Enclosed and of a fairly low maintenance design with raised beds, feature pond and areas laid to chippings. Summer House complete with shower and w/c.

Garage & Basement

Integral garage having an up and over door, gas boiler and accessing a basement room with stairs rising into the property.

Additional Images



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
95-100% A			95-100% A		
85-95% B			85-95% B		
75-85% C			75-85% C		
65-75% D			65-75% D		
55-65% E			55-65% E		
45-55% F			45-55% F		
35-45% G			35-45% G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	80	England & Wales	EU Directive 2002/91/EC	75