

for sale

offers in excess of **£230,000** Freehold



Wick Road Brislington Bristol BS4 4HQ

Situated close to Sandy Park Road and the Bath Road this is perfectly positioned for all of the local amenities including independent shops, cafés, deli, The Paintworks, bus routes and only 1.9 miles from Temple Meads train station.

- Energy Rating: D
- 2 double bedrooms
- Rear garden
- Front garden
- Modern open plan living

Property Details

Lounge 12' 7" x 15' 8" (3.84m x 4.78m)

Open plan, double glazed window to front, with UPVC door, newly carpeted

Kitchen 13' 7" x 8' 7" (4.14m x 2.62m)

Modern fitted kitchen, flooring, sink, extractor fan, electric hob

Bedroom 1 13' 3" x 10' 6" (4.04m x 3.20m)

Built in wardrobe space, carpeted, electric storage heater, door to back garden

Bedroom 2 10' 1" x 13' 3" (3.07m x 4.04m)

Carpeted, double glazed window to rear

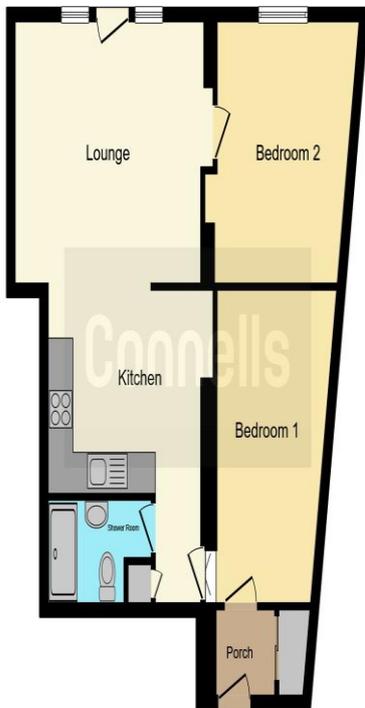
Bathroom

WC, WHB, shower cubicle, towel rail

Front Garden

Bike storage, low maintenance garden





To view this property please contact Connells on

T 0117 966 4278
E southville@connells.co.uk

243 North Street Southville
BRISTOL BS3 1JN

Tenure: Freehold

EPC Rating: D

Property Ref: BMR310641 - 0008

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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