

for sale

£450,000



Sandy Park Road Brislington Bristol BS4 3PA

Modern Family Home – Move-In Ready

Freshly decorated with new carpets and flooring, this home features a bay-fronted lounge, spacious bedrooms, and large workshop. Close to schools, parks, and amenities.



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Lounge

12' 3" x 11' 8" (3.73m x 3.56m)

Bay fronted lounge. Newly carpeted and plastered. Original skirting boards. Double glazed window to front with great view of Bristol.

Dining Room

12' 2" x 9' 8" (3.71m x 2.95m)

Separate dining room. Freshly carpeted and plastered. Large double glazed window to rear.

Kitchen

9' 10" x 8' 4" (3.00m x 2.54m)

Newly fitted kitchen to high specification. Integrated oven and gas hob with extractor fan over. Space for fridge freezer and washing machine free standing. Plumbing for washing

machine/dishwasher.

Downstairs WC

8' 8" x 8' 4" (2.64m x 2.54m)

Fully fitted three piece bathroom suite. With WC and wash hand basin, paneled L-shaped bath with shower over and glass shower screen.

Bedroom One

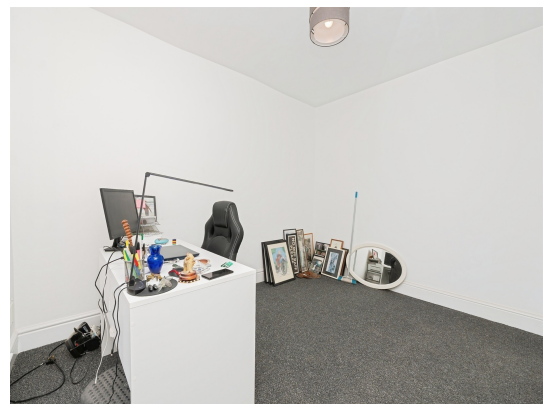
12' 3" x 8' 6" (3.73m x 2.59m)

Large master bedroom with original detail. Double glazed window to rear again with the view over Bristol.

Bedroom Two

12' 2" x 9' 8" (3.71m x 2.95m)

Well-sized second bedroom. Freshly plastered and carpeted.



Double glazed window to rear.

Bedroom Three

9' 3" x 8' 4" (2.82m x 2.54m)

Single/Double bedroom. Previously used as a home office.
Double glazed window to rear.

WC

Small WC on first floor.

Loft Room

15' x 12' 8" (4.57m x 3.86m)

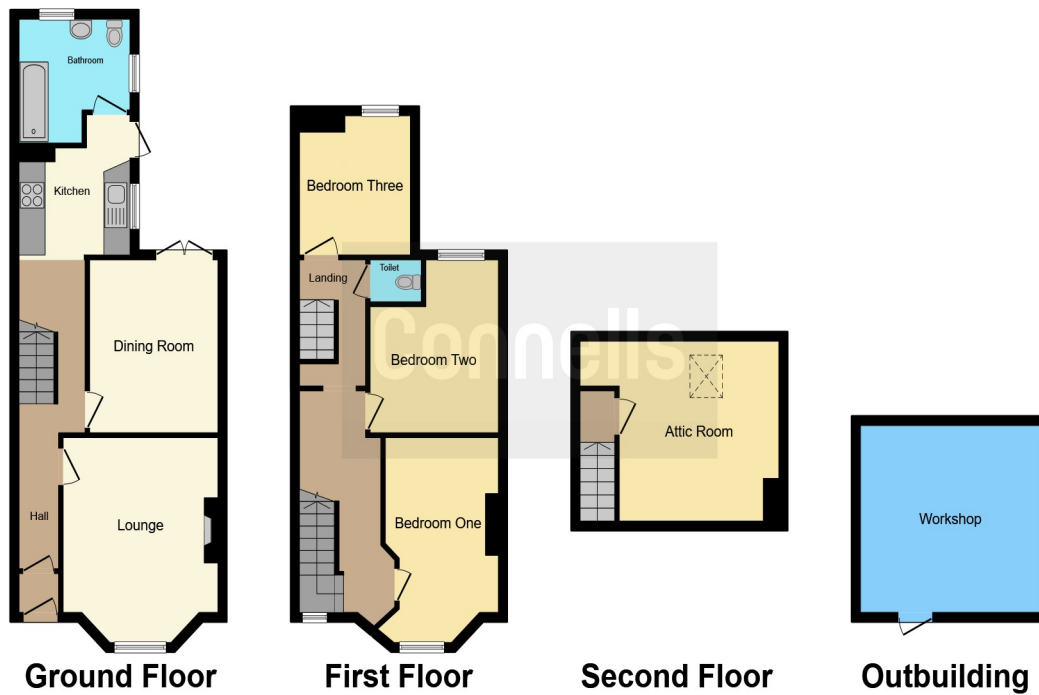
Great loft space. Currently used as a home gym. Ample space for a bed. Velux window to rear elevation.

Outbuilding

13' 1" x 13' 7" (3.99m x 4.14m)

Great sized outbuilding to rear. Perfect for a workshop or bar space.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: BMR311697 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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