



**Church Road, Wick Bristol BS30 5QL**

**welcome to**

## **Church Road, Wick Bristol**

An ideal family home in the village of Wick, offering off-street parking for two cars, a tiered and fully fenced rear garden, and a convenient downstairs cloakroom—all with easy access to Bath and Bristol.





**Ground Floor**



**First Floor**

**Location**

**Entrance Hall**

7' 7" x 10' 2" ( 2.31m x 3.10m )

**Living / Dining**

26' 11" max x 16' 10" max ( 8.20m max x 5.13m max )

**Kitchen**

13' 9" x 8' 3" ( 4.19m x 2.51m )

**Cloakroom**

2' 7" x 6' 8" ( 0.79m x 2.03m )

**Landing**

7' 7" x 6' 5" ( 2.31m x 1.96m )

**Bedroom One**

13' 11" x 10' ( 4.24m x 3.05m )

**Bedroom Two**

9' 6" x 10' 9" ( 2.90m x 3.28m )

**Bedroom Three**

10' 8" x 6' 4" ( 3.25m x 1.93m )

**Bathroom**

8' 6" x 6' 1" ( 2.59m x 1.85m )

**Outside**

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](http://www.focalagent.com)

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## Church Road, Wick Bristol

- Fantastic family home
- Fully fence, tiered rear garden
- Village location
- Easy access to Bristol
- Downstairs Cloakroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£400,000**



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Property Ref:  
BAT110472 - 0003

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