

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drailed down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit

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Get in touch to arrange a viewing!

Like what you see?



GROUND FLOOR



92 Milford Avenue, Wick, Bristol, BS30 5PR
Offers In Excess Of £375,000



Council Tax Band: D | Property Tenure: Freehold

NO CHAIN!! DETACHED BUNGALOW!! THREE BEDROOMS!! GARAGE AND PARKING!! Blue Sky are delighted to offer for sale this superb detached bungalow located on Milford Avenue in Wick. The property has been well maintained throughout, all set to move into! If you are looking for a rural lifestyle in the countryside then you should look no further!! The property is within close proximity to local shops, school, bus stops and countryside walks. The accommodation comprises: entrance hall, lounge/diner, kitchen, lean to side porch, three bedrooms, shower room and inner hall. Externally the property boasts a front, side and rear garden, good size garage and driveway parking!! Don't miss out on this fantastic home, call today!



Entrance Hall

6'0" n/t 3'4" x 20'3" (1.83m n/t 1.02m x 6.17m)

Double glazed window to front, double glazed door to front, radiator, base cupboard housing fuse board, loft access (part boarded).

Inner Hall

2'8" x 8'2" (0.81m x 2.49m)

Radiator, airing cupboard housing gas combi boiler.

Lounge/Diner

11'1" n/t 9'10" x 24'8" (3.38m n/t 3.00m x 7.52m)

Two double glazed windows to front, two radiators, open fire recess.

Kitchen

10'10" x 10'6" (3.30m x 3.20m)

Double glazed door to side, radiator, double glazed window to side, wall and base units, worktops, splashbacks, cooker hood, one and a half bowl sink and drainer, electric hob and oven, pull out pantry drawer, plinth lighting, space for washing machine, space for fridge/freezer, spotlights.

Lean To

11'4" x 2'10" (3.45m x 0.86m)

Double glazed door to kitchen, double glazed door to rear garden, power, space for appliance.

Bedroom One

15'1" x 9'10" (4.60m x 3.00m)

Double glazed window to side, radiator,

fitted wardrobes and over head storage, dressing table.

Bedroom Two

12'1" x 8'11" (3.68m x 2.72m)

Double glazed window to rear, radiator.

Bedroom Three

9'11" x 7'9" (3.02m x 2.36m)

Double glazed window to rear, radiator.

Shower Room

9'2" n/t 7'5" x 6'4" n/t 2'7" (2.79m n/t 2.26m x 1.93m n/t 0.79m)

Double glazed window to rear, WC, wash hand basin with vanity, radiator, shower cubicle, tiled walls, heated towel rail, spotlights, extractor fan.

WC

2'10" x 5'9" (0.86m x 1.75m)

WC, wash hand basin.

Front And Side Garden

Gated pathway to front door, pond, lawn area, shrubs, shed, trees.

Garden

Outside tap, patio area, door to garage.

Garage

18'10" n/t 15'7" x 14'11" (5.74m n/t 4.75m x 4.55m)

Double glazed windows to front and rear, door to rear garden, electric roller door to front of half of the garage.

Driveway

Parking for one car.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

