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4 Church Road, Wick, Bristol, BS30 5QL
Offers In Excess Of £550,000



Council Tax Band: D | Property Tenure: Freehold

NO CHAIN!! THREE BEDROOM DETACHED BUNGALOW!! IDYLIC LOCATION NEXT TO GOLDEN VALLEY NATURE RESERVE!! SUBERB SIZE REAR GARDEN!! So what you waiting for?? Call today to secure your viewing! Tucked away from the main road you will find this incredible detached bungalow offering a private spot in the popular village of Wick. The property is located close to local amenities as well as good road links to Bath, the local school and motorway connections. This home requires some updating but offers any potential buyer the opportunity to really make their mark, potential to extend or possibly develop (subject to planning permission). The Accommodation comprises: entrance porch, entrance hall, lounge, kitchen, dining room, conservatory, rear porch, cloakroom, shower room and three bedrooms. Externally the property boasts driveway parking for several cars, garage, carport, front garden and epic size rear garden with views of Golden Valley Nature Reserve! Seldom available



Entrance Porch

3'1" x 6'10" (0.94m x 2.08m)
Double glazed door and double glazed windows to front, fuse board.

Entrance Hall

12'10" n/t 3'0" x 17'6" n/t 7'5" (3.91m n/t 0.91m x 5.33m n/t 2.26m)
Double glazed windows and double glazed door to front, radiator, airing cupboard housing gas combination boiler, loft access (with ladder and partly boarded).

Lounge

12'1" x 19'11" (3.68m x 6.07m)
Two double glazed windows to front, two radiators, fireplace with inset gas fire, inner window to kitchen.

Kitchen

11'10" n/t 7'0" x 14'7" n/t 11'1" (3.61m n/t 2.13m x 4.45m n/t 3.38m)
Window to lounge, double glazed window to rear, range of wall and base units, worktops, pull out larder, one and half bowl sink drainer, tiled splash backs, space for cooker, cooker hood, space for washing machine, space for fridge, two radiators, integral slimline dishwasher, spotlights, double glazed door and double glazed window to dining room.

Dining Room

10'8" n/t 5'7" x 18'11" n/t 14'5" (3.25m n/t 1.70m x 5.77m n/t 4.39m)
Double glazed windows to front and side, double glazed French doors to conservatory with two glazed windows either side, storage cupboard, door to rear porch, gas wall mounted fire, loft access.

Conservatory

8'1" max x 13'1" max (2.46m max x 3.99m max)
Of brick and UPVC construction, double glazed door to side, double glazed windows to side and rear, gas fire.

Rear Porch

4'6" x 3'9" (1.37m x 1.14m)
Double glazed door to rear, door to dining room and cloakroom.

Cloakroom

4'5" x 3'1" (1.35m x 0.94m)
Double glazed window to rear, radiator, wash hand basin and W.C.

Bedroom One

12'2" max x 14'4" max (3.71m max x 4.37m max)
Double glazed windows to front and side, radiator, fitted wardrobes, dressing table and storage.

Bedroom Two

11'9" x 10'5" (3.58m x 3.18m)
Double glazed window to rear, radiator.

Bedroom Three

8'3" x 9'8" (2.51m x 2.95m)
Double glazed window to rear, radiator.

Shower Room

8'3" n/t 5'7" x 7'5" n/t 4'3" (2.51m n/t 1.70m x 2.26m n/t 1.30m)
Double glazed window to rear, W.C, vanity wash hand basin, shower cubicle, part tiled walls, radiator.

Garage

20'10" x 8'9" (6.35m x 2.67m)
UPVC door to rear, power and light, two windows to side, up and over door to front.

Parking/Carport

Property accessed via a shared driveway, parking for several cars, carport with a door to rear garden.

Front Garden

Raised patios, steps up to the front door, gated side access, trees, lawn area.

Rear Garden

Rear garden with lawn area, side gate, trees and fruit trees, shrubs, two sheds, hedge to rear, door to carport, patio, summer house, outside tap, outside power, enclosed patio, pathway, greenhouse.

Agent Note

Please be advised the property is accessed via a shared driveway.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

