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The Important Bit!

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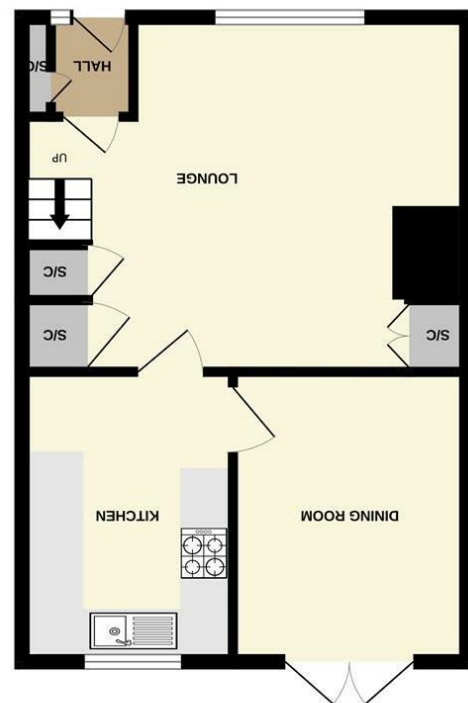
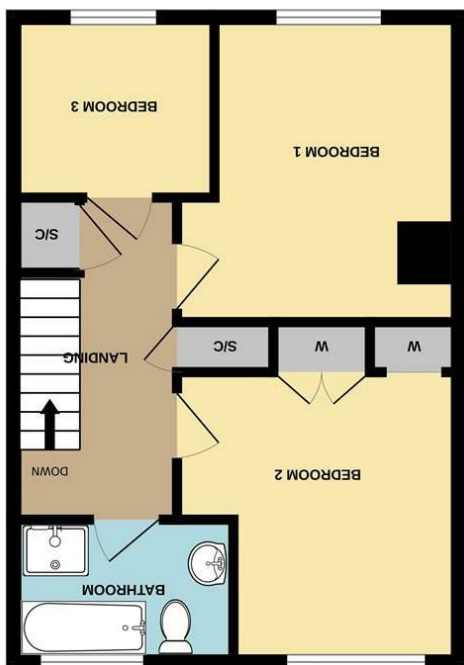
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Get in touch to arrange a viewing!

Like what you see?



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12 St. Francis Drive, Wick, Bristol, BS30 5PQ

£320,000



Council Tax Band: B | Property Tenure: Freehold

VILLAGE LOCATION!! THREE BEDROOMS!! Blue Sky are delighted to offer for sale this superb three bedroom end terrace home located on St Francis Drive 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, kitchen and dining room to the ground floor. The first floor offers three good size bedrooms and bathroom with bath and shower cubicle. Externally the property boasts a front and rear garden, garage located opposite the property in a block and driveway parking in front of the garage!! Don't miss out on this fantastic home, call today!



Entrance Hall

3'10" x 4'3" (1.17m x 1.30m)
Double door and window to front, storage cupboard with electric meter and fuse board.

Lounge

13'8" n/t 10'2" x 17'1" n/t 11'5" (4.17m n/t 3.10m x 5.21m n/t 3.48m)
Double glazed window to front, feature radiator, gas fire (disconnected), base cupboard, under stairs storage cupboard with gas combi boiler, radiator, stairs to first floor landing.

Kitchen

11'2" x 8'1" (3.40m x 2.46m)
Double glazed window to rear, wall and base units, worktops, sink with drainer, gas hob, electric oven, cooker hood, tiled splashbacks, space for fridge/freezer, space for washing machine, space for slimline dishwasher.

Dining Room

11'10" x 8'6" (3.61m x 2.59m)
Double glazed French door to rear garden, radiator.

First Floor Landing

11'2" x 5'11" (3.40m x 1.80m)
Over stairs storage cupboard, storage cupboard, loft access (drop down ladder and part boarded).

Bedroom One

11'9" x 10'10" max (3.58m x 3.30m max)
Double glazed window to front, radiator.

Bedroom Two

11'0" to wardrobe door x 10'11" max (3.35m to wardrobe door x 3.33m max)
Double glazed window to rear, radiator, built in wardrobes and overhead storage cupboard.

Bedroom Three

7'11" x 6'11" (2.41m x 2.11m)
Double glazed window to front, radiator.

Bathroom

5'6" x 8'4" (1.68m x 2.54m)
Double glazed window to rear, W.C, wash hand basin, enclosed bath, shower cubicle, heated towel rail, tiled walls, inset lights.

Front Garden

Lawn area, wall to front, steps up to front door, gated side access, shared access steps, shrubs, bin store.

Rear Garden

Enclosed, patio area, gated side access, shed, decking area, steps up to upper patio area, lawn area, outside tap.

Garage

Garage located in a block opposite the property. First garage on the left with white door. Up and over door.

Parking

Parking for one car in front of garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

