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**The Important Bit**

**Don't forget to register and stay ahead of the crowd.**

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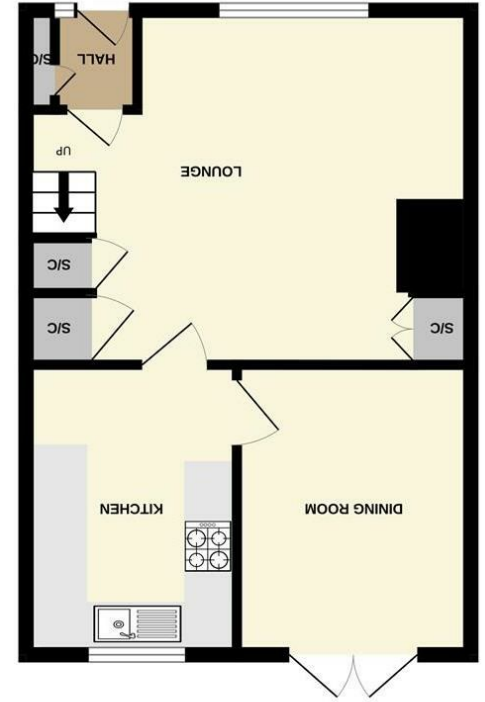
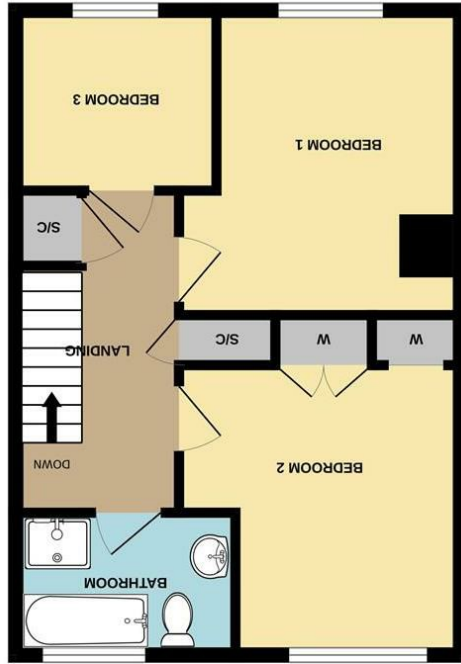
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**Get in touch to arrange a viewing!**

**Like what you see?**



**12 St. Francis Drive, Wick, Bristol, BS30 5PQ**  
**Offers In Excess Of £290,000**



Council Tax Band: B | Property Tenure: Freehold

**WAKE UP TO A VIEW OF GREEN HILLS AND WILDLIFE!** Tranquillity and peace can be hard to find now-a-days, but this great end of terrace property offers just that. Situated in a lovely neighbourhood at the end of a cul de sac, you're just a short walk from open countryside, views of which are made even better by the properties elevated position. Internally the light and bright accommodation offers entrance porch giving privacy, lounge with feature fireplace (which would make a great space for a log burner), fully fitted kitchen with opening to the dining room which looks out to the garden. Upstairs you'll find 3 generously sized bedrooms and a bathroom with 4 piece suite. Fully double glazed, gas centrally heated and having been fully rewired by the current owner this home is ready to move into, just unpack and relax. With Golden Valley Nature Reserve on your door step as well as an excellent village pub and a little rank of shops just a stones through from your front door you couldn't want for more, and despite its rural setting the property offers relatively straight forward access to both Bristol, Bath, and the M4/M5 motorway network. Complete with a garage and parking this property really does offer the perfect retreat from the hustle and bustle of city life and is not one to be missed!



**Entrance Hall**

3'10" x 4'3" (1.17m x 1.30m)  
Double glazed door with obscure glass 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, 2 x radiators, feature fireplace with gas fire (disconnected) and built in storage unit, 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, range of wall and base units with worktop over, single sink and drainer with mixer tap over, single electric oven with inset gas hob over and cooker hood above, tiled splashbacks, space for tall 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, further recessed storage cupboard (previously the airing cupboard), loft access to part boarded loft with drop down ladder.

**Bedroom One**

11'8" x 10'9" max (3.58m x 3.30m max)  
Double glazed window to front, radiator.

**Bedroom Two**

10'11" x 10'11" max (3.35m x 3.33m max)  
Double glazed window to rear, radiator, recessed 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 obscured window to rear, tiling to walls, heated towel rail, pedestal wash hand basin, panelled bath, shower cubicle, W.C.

**Front Garden**

Shared steps leading up to raised garden, mainly laid to lawn with further steps to front door, gated side access to rear garden, recessed bin store built into front wall.

**Rear Garden**

Tiered rear garden enclosed by boundary walls and fencing, 1st tier laid to patio leading to side of property with gated side access, shed and outside tap, steps lead up to 2nd tier laid to decking, further steps lead up to 3rd tier laid to patio with washing line and raised flower bed to rear.

**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	

