





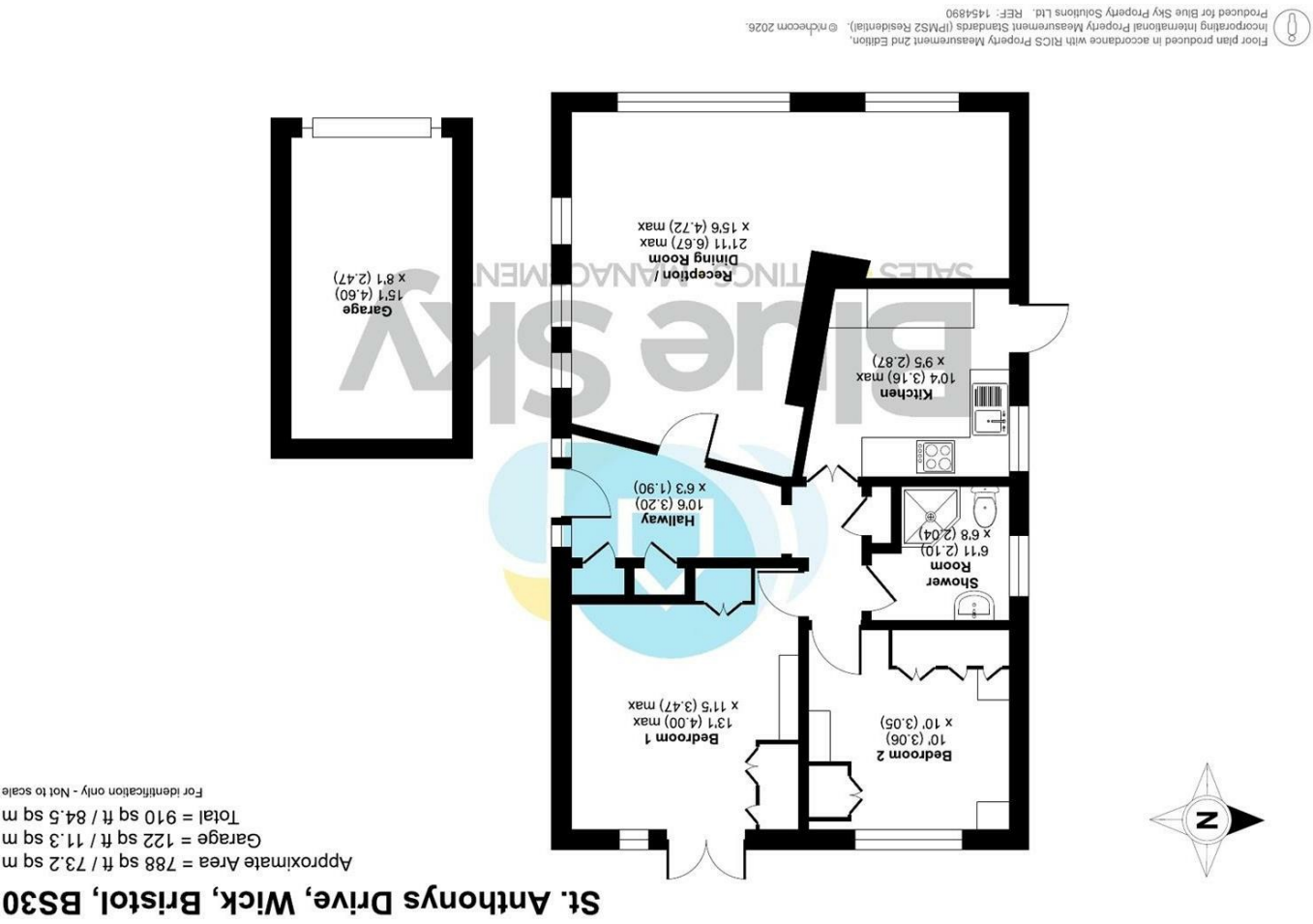
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The Important Bit!
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't 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/drainage 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.





Council Tax Band: D | Property Tenure: Freehold

NO CHAIN! Nestled in the charming Wick village, this delightful two-bedroom detached bungalow on St. Anthony's Drive offers a wonderful opportunity for those seeking a peaceful retreat. Set in a quiet cul-de-sac, the property boasts lovely views and a sense of community that is hard to find. Upon entering, you will find a spacious lounge/diner that provides a perfect space for relaxation and entertaining. The kitchen/breakfast room is well-appointed, offering a comfortable area for casual dining. The bungalow features two inviting bedrooms, ideal for a small family or those looking to downsize. The shower room is functional and ready for your personal touch.

Outside, the property is complemented by front and rear gardens, providing a lovely outdoor space to enjoy the fresh air. With parking available for up to four vehicles, including a garage and driveway, convenience is at your fingertips. This bungalow is offered with no onward chain, making it an attractive option for buyers looking to move quickly. While the property is in need of some updating, it presents a fantastic opportunity to create a home tailored to your tastes and preferences. Whether you are a first-time buyer, a couple, or someone looking to invest, this bungalow in Wick is certainly worth considering.



Hallway
10'6 x 6'3 (3.20m x 1.91m)
Door and window to side, storage cupboard housing fuse board and electric meter. L-shaped, loft access (with ladder, part boarded, insulated and light), two storage cupboards with shelves, radiator.

Lounge/Diner
21'11 max x 15'6 max (6.68m max x 4.72m max)
Three double glazed windows to side, two double glazed windows to front, two radiators, serving hatch to kitchen, stone fireplace with gas fire and wood mantle (gas fire fed by LPG gas bottles).

Kitchen/Breakfast Room
10'4 max x 9'5 (3.15m max x 2.87m)
Double glazed door and window to side, serving hatch, wall and base units with worktops over, oil boiler for central heating, electric oven and hob, microwave, cooker hood, tiled splash backs, sink and drainer, space for fridge/freezer, space for washing machine.

Bedroom One
13'1 max x 11'5 max (3.99m max x 3.48m max)
Double glazed French door to rear, double glazed window to rear, radiator, fitted wardrobes and dresser, built-in wardrobe.

Bedroom Two
10' x 10' (3.05m x 3.05m)
Double glazed window to rear, radiator, fitted wardrobe, dressing table, side table and shelving unit.

Shower Room
6'11 x 6'8 (2.11m x 2.03m)
Double glazed window to side, heated towel rail, W.C, wash hand basin with vanity, shower cubicle, tiled walls, tiled effect flooring, wall mounted heater.

Front Garden
Mature front garden with lawn, shrubs and hedge, views.

Rear Garden
Outside tap, gas LPG bottles for lounge gas fire, side access, pond, shed, patio areas, steps up to lawn area, shrubs and plants, 1000 litre oil tank.

Garage
15'1 x 8'1 (4.60m x 2.46m)
Up and over door to front, power and light, eaves storage.

Parking
Carport, driveway parking for several cars.

Agent Note
Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

