



14 Sideland Close, Bristol, BS14 8LE

£285,000

This three-bedroom terraced house is for sale in a sought-after residential area of Bristol, offering convenient access to local amenities, schools and green spaces. The property is in need of renovation, providing an opportunity for buyers to modernise and configure the accommodation to their own requirements.

The ground floor comprises an entrance hallway, a separate sitting room, a kitchen/diner, good cupboard and storage space, a utility space and a ground floor WC. To the first floor are two double bedrooms and one single bedroom, together with a family bathroom. The house benefits from enclosed front and rear gardens, off-street parking and a notable view to the front overlooking local woodland and a nature reserve. The property has an EPC rating of D and falls within Council Tax band B.

The location provides access to nearby schools suitable for families, as well as local shops and everyday services. There are walking routes through nearby green spaces and woods, appealing to those who value access to outdoor areas.

Entrance Porch

Hallway



Sitting Room

13'3" x 11'9" (4.06 x 3.59)



Rear Lobby / Utility

8'1" x 6'0" (2.47 x 1.83)



Ground Floor WC

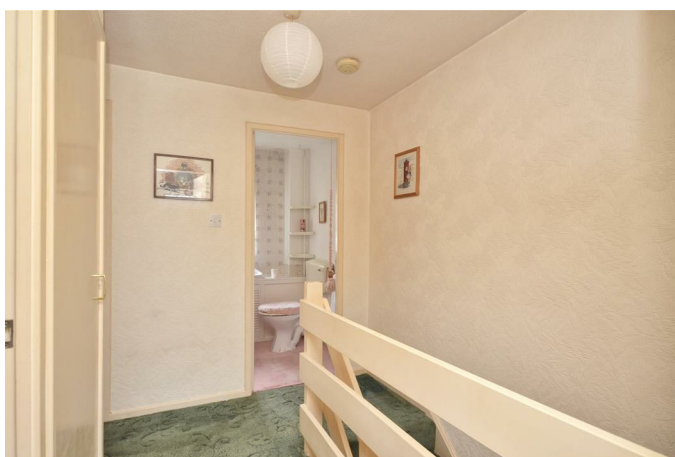


Kitchen / Diner

13'3" x 11'3" (4.06 x 3.43)



First Floor Landing



Bedroom One

13'4" x 12'10" (4.08 x 3.93)



Bathroom

6'0" x 5'7" (1.85 x 1.71)



Bedroom Two

11'4" x 10'9" (3.46 x 3.29)



Outside



Bedroom Three

9'3" max x 8'11" (2.84 max x 2.72)



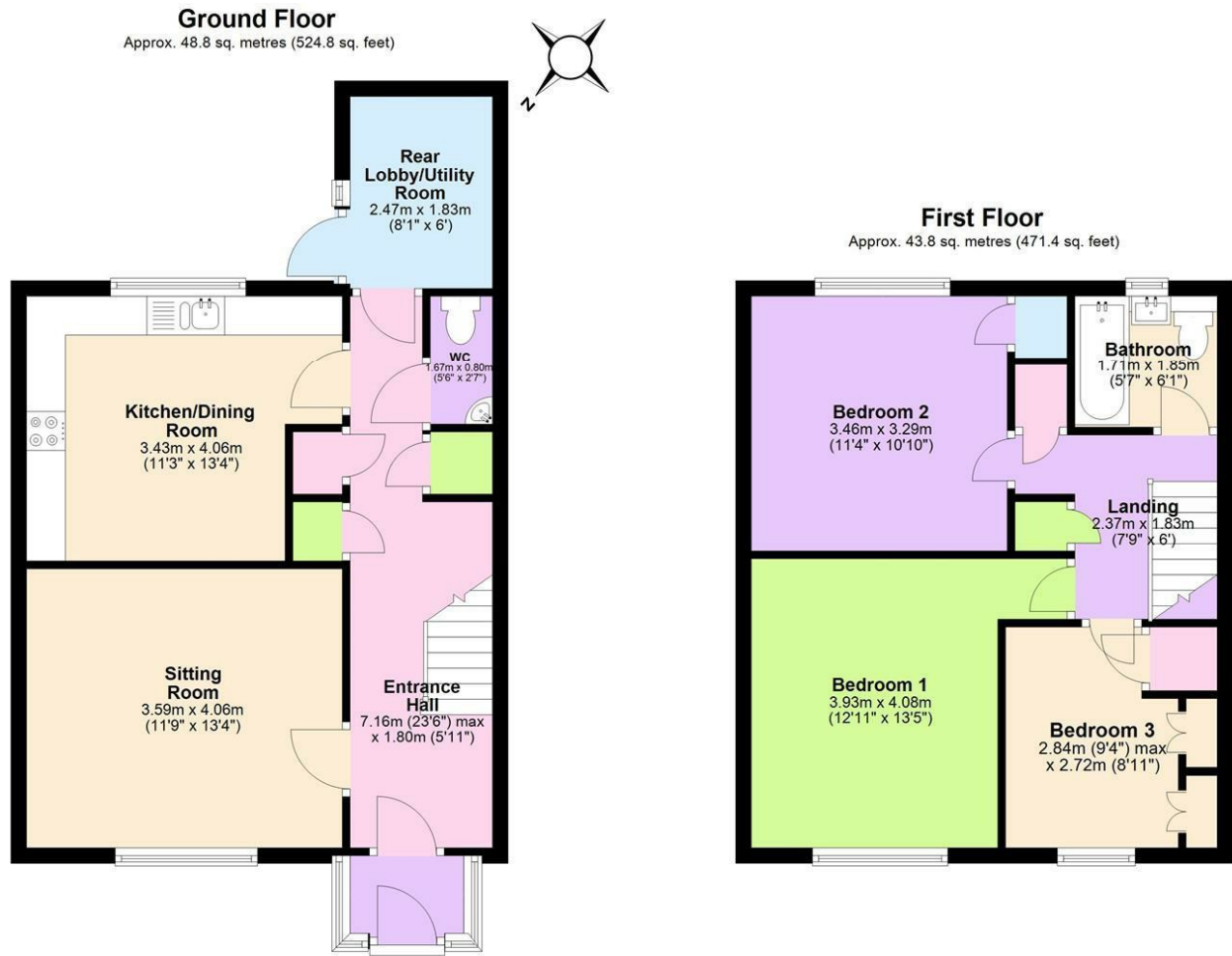
Driveway



View to Front

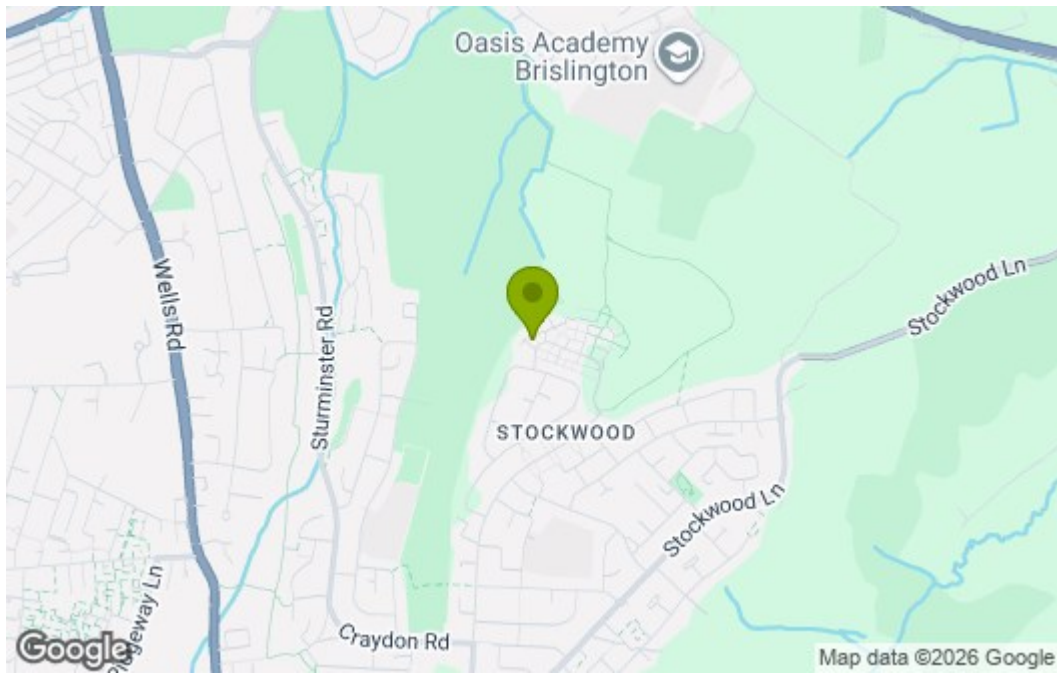


Floor Plan



Total area: approx. 92.6 sq. metres (996.2 sq. feet)
14 Sidelands, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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