



**Park Road,
Bristol, BS16 5LF**

**PRICE: Asking Price
£375,000**

Property Features

- Popular Location
- Three Bedrooms
- Garage and Carport
- Outbuilding
- Good Sized Rear Garden
- No Onward Chain

Full Description

Entrnace Hallway

Door to hallway with under stairs storage cupboard, stairs rising to 1st floor landing and radiator. Doors to.

Kitchen

14'6" x 9'4" (4.44 x 2.85)

Double glazed window to rear and front, double glazed obscure door to side. A range a wall and base units with Belfast sink, mixer tap and granite worktops. Tiled splashback, radiator, integrated double oven electric hob with extractor over. Space for washing machine ,space for dishwasher and space for fridge. Part tiled walls and tiled floor.

Dining Room

13'9" x 10'5" (4.2 x 3.2)

Double glazed French doors to rear garden. Radiator and wood flooring. Open to:

Living Room

12'9" into bay x 9'10" (3.9 into bay x 3.0)

Double glazed bay window to front, radiator and feature fireplace with open fire and wood flooring.

Landing

Doors to and access to loft.

Master Bedroom

11'9" x 10'5" (3.6 x 3.2)

Double glazed window to rear, radiator, fitted wardrobes and airing cupboard housing hot water tank.

Bedroom 2

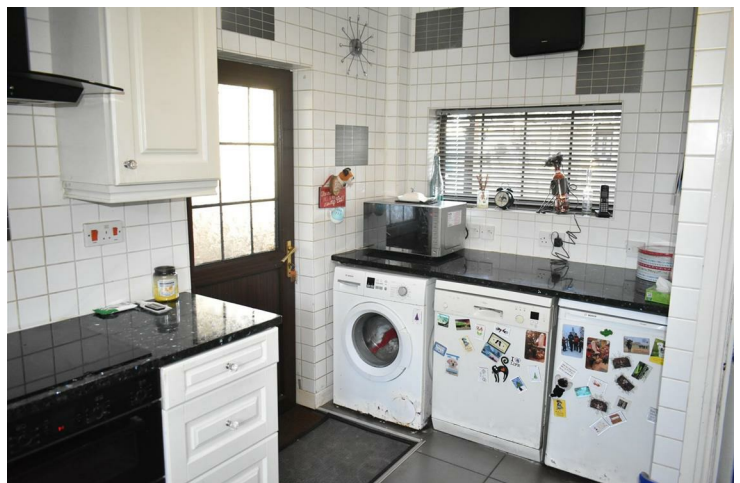
10'5" x 10'2" (3.2 x 3.1)

Double glazed window to front and radiator.

Bedroom 3

6'2" x 5'10" (1.9 x 1.8)

Double glazed obscure window to side and radiator.



Bathroom
8'10" x 8'2" (2.7 x 2.5)
Double glazed obscure window to rear and side, suite comprising of a panelled bath with electric shower over, low-level WC, pedestal hand washed basin part tiled walls and storage cupboard

Garden
Mainly laid with lawn with decking and patio areas, enclosed by fencing and hedging.

Garage
With up and over door, light and power, window to side and open to rear storage area with double glazed door to side and window to rear.

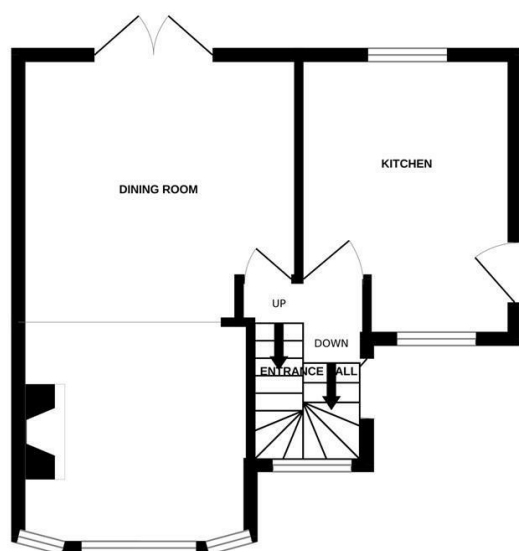


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

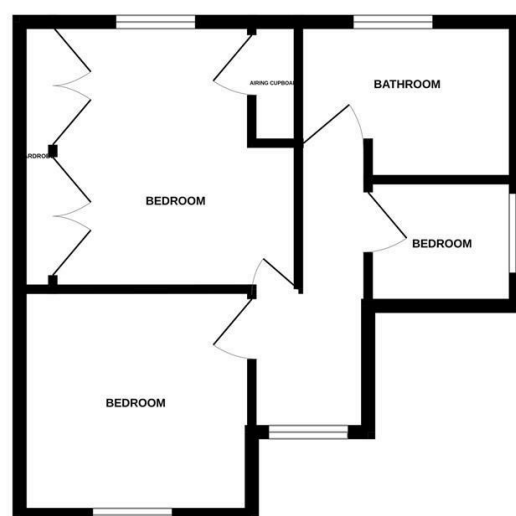
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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