



34 PARKERS AVENUE
WICK
BRISTOL
BS30 5QU
£400,000

Offered to the market with no onward chain and occupying a generous plot and quaint position to the outskirts of the village, can be found this generously proportioned bungalow.

This semi-detached family home has been lovingly cared for over many years. The bungalow has been extended since its original build and now incorporates more living space and in our opinion the perfect balance between living space and bedrooms. Further extension possibilities are apparent and of course subject to the relevant permissions, with many neighbouring properties creating even larger homes, if required.

Internally a welcoming hallway greets and provides the perfect entrance with doors then leading to all rooms. All three bedrooms are double in size with the two largest bedrooms benefitting fitted wardrobes. The family bathroom has been upgraded into a shower room and comprises a three piece white suite. The kitchen is positioned to the rear of the property with views of the rear garden and with a Upvc door leading to the side aspect. The kitchen, upgraded over the years, comprises a number of built in wall and base units with work surfaces over. The reception room is bathed in natural light with window to the front aspect and sliding patio doors to the rear garden. The dining area is positioned to the front of the property and the lounge to the rear, adjacent to the patio doors. A large opening between these two rooms allows the natural light to flood both rooms and makes for the perfect entertaining space.

Externally the property sits proudly with mature gardens found to both the front and rear aspects. The rear garden in-particular is spacious in size, attractive and offers a private, peaceful aspect. A driveway provides off street parking for a number of cars and leads to a single garage, complete with power and light., A stone built work shop can be found adjoining the garage with direct access from the rear garden.

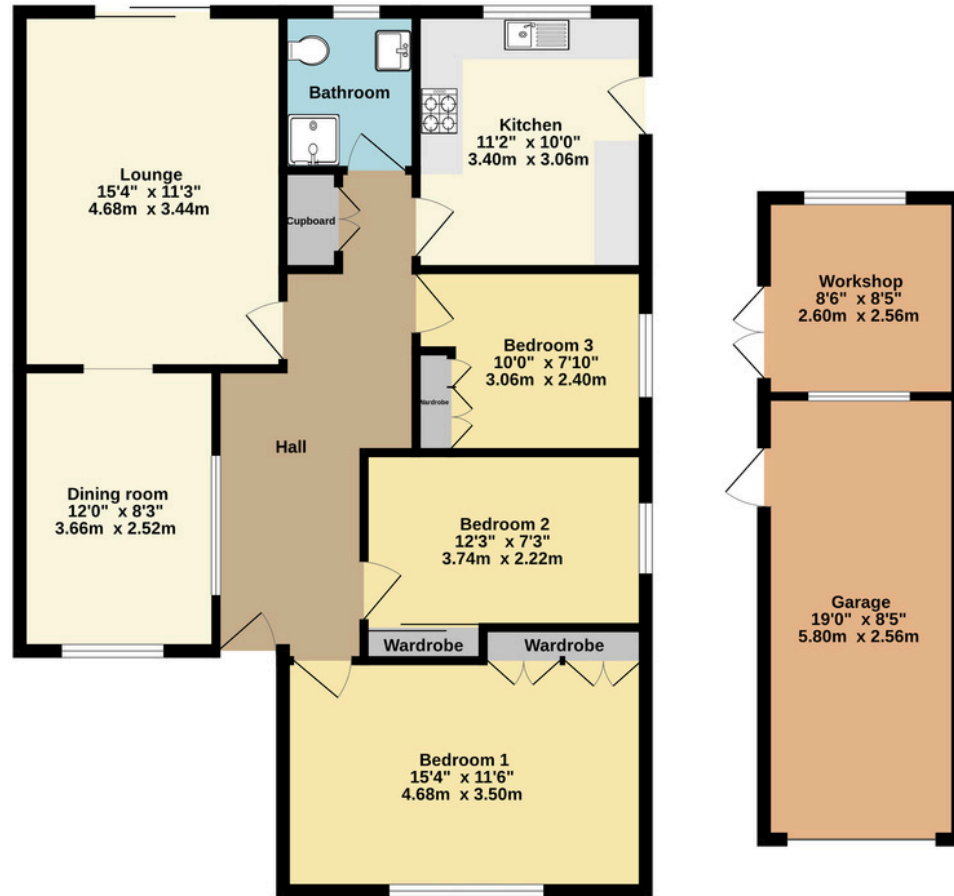
The property is enhanced with Upvc double glazed windows and is heated via a gas combination boiler. Located within this popular road within the village, a quiet location with beautiful open countryside found at the end of the road. Wick is conveniently positioned within a short drive to the M4, motorway networks and the Avon Ring Road, perfect for those looking for a village lifestyle with easy commuting links.







Ground Floor
1125 sq.ft. (104.5 sq.m.) approx.



Three Bedroom Bungalow

TOTAL FLOOR AREA: 1125 sq.ft. (104.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

34 Parkers Avenue Wick BRISTOL BS30 5QU	Energy rating C	Valid until:	29 April 2035
		Certificate number:	7001-3049-6204-9465-8200

Property type: Detached bungalow

Total floor area: 88 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

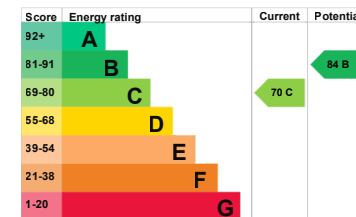
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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