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**greenwoods**  
INDEPENDENT ESTATE AGENTS

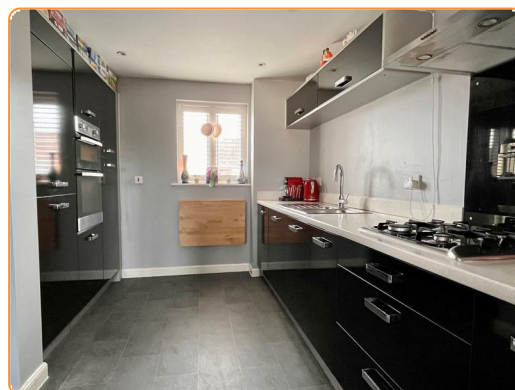
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**176 Birchwood Road, Brislington, Bristol, BS4 4RD**

**Offers In Excess Of £300,000**

A well-designed and well presented three bedroom townhouse being designed for MODERN OPEN PLAN LIVING with a fully integrated kitchen, dining and sitting area, there's also a cloakroom, a modern fitted and tiled bathroom and an en-suite to the master bedroom, one parking spaces and an integral garage. Built by Bovis homes in 2012 and therefore a perfect first time buy, opportunity. Further benefits include uPVC double glazing and gas central heating. Situated with easy access to local amenities, the No1 bus service and woodland walks. Call Greenwoods to arrange your viewing.



# 176 Birchwood Road, Brislington, Bristol, BS4 4RD

## Accommodation Comprises

### Entrance

Path with chippings border with hedging leading to a double glazed entrance door set beneath a canopy, uPVC double glazed window to the front aspect, stairs rising, radiator, doors accessing:-

### Utility

uPVC double glazed window to the front aspect, plumbing for automatic washing machine with worktop over, wall mounted boiler, radiator.

### Garage 17'11" x 9'3" (5.47m x 2.84)

Integral garage, power and lighting, up and over door.

### First Floor

Stairs rising to the first floor, radiator, doors

### Cloakroom

Wash hand basin, w/c, radiator, extractor fan.

### Kitchen/Living & Dining Area

#### Lounge/Diner 10'11" x 18'6" (3.34m x 5.64m)

Two sets of uPVC double glazed French doors with Juliette balcony, two radiators.

#### Kitchen 12'0" x 9'2" (3.68m x 2.8m)

uPVC double glazed window to the front aspect, integrated kitchen comprising range of high gloss wall, base and drawer units incorporating roll edge worksurface over, inset one and a half bowl drainer sink unit, built-in double oven and an inset gas hob with a glazed splashbacks and an extractor chimney, integrated fridge/freezer and dishwasher.

### 2nd Floor Landing

uPVC double glazed window to the front aspect, airing cupboard housing hot water tank, doors accessing:-

#### Bedroom One 13'1" x 8'10" (4m x 2.7m)

uPVC double glazed window to the rear aspect, radiator, built-in wardrobe door to:-

### En-suite

Pedestal wash hand basin, w/c, corner shower cubicle, part tiled walls, chrome heated towel rail, extractor fan.

#### Bedroom Two 8'8" x 9'6" (2.65m x 2.9m)

uPVC double glazed window to the rear aspect, radiator.

#### Bedroom Three 6'4" x 8'10" (1.95m x 2.7m)

uPVC double glazed window to the front aspect, radiator.

### Bathroom

Comprising panelled bath, low level w/c, pedestal wash hand basin, part tiled walls, heated towel rail. extractor fan.

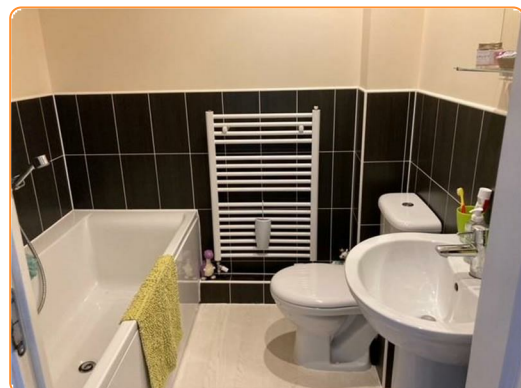
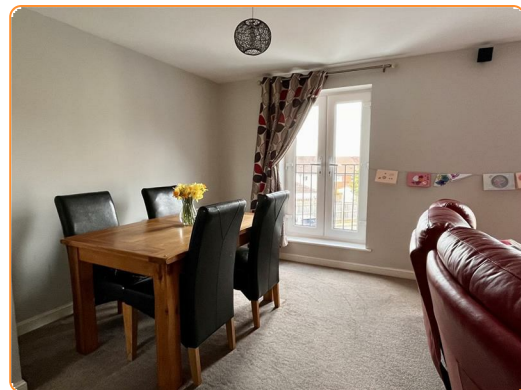
### Parking

One parking spaces to the rear of the property.

### View

### General

We are informed that the property is Leasehold with a remainder of 990 years and a annual service charge of approximately £400 per year which includes building insurance, and a ground rent of £260 approximately per annum



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Net energy demand - lower is better	Current	Potential	Net environmental impact - lower is better	Current	Potential
79	A	B	78	B	A
69-78	B	C	69-77	C	B
55-68	C	D	55-68	D	C
46-54	D	E	46-54	E	D
31-45	E	F	31-45	F	E
13-30	F	G	13-30	G	F

Net energy demand: 29 kWh/m<sup>2</sup>/year (2020) | EU Directive 2002/91/EC

Net environmental impact: 0.05 tCO<sub>2</sub>e/m<sup>2</sup>/year (2020) | EU Directive 2002/91/EC