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**greenwoods**  
INDEPENDENT ESTATE AGENTS

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**18a Brislington Hill, Brislington, Bristol, BS4 5BD**

**£165,000**

A well presented garden flat, conveniently located on the Bath Road giving excellent access for local shops and amenities as well as direct commuter routes for the City Centre and Bath. Offered with no onward chain, freshly decorated and ready to move into, the accommodation comprises, communal entrance hallway, lounge with a fitted kitchen off and French doors opening on to the rear garden, a double bedroom and a shower room. Having the added benefits of private rear gardens and a single garage this is the perfect opportunity for a first time buyer or investor.



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## Accommodation Comprises

### Entrance

uPVC double glazed door to communal hall.

### Communal Hall

Door to utility cupboard. Private door to accommodation.

### Lobby

Internal doors to lounge and bedroom

### Lounge 9'8" recess x 13'5" (2.97m recess x 4.10m)

uPVC double glazed French doors to rear aspect, radiator, open to:-

### Kitchen 6'6" x 5'8" (2m x 1.73m)

uPVC double glazed window to rear aspect, fitted with a range of wall base and drawer units with complimentary roll edge worksurface over, inset stainless steel single drainer sink with mixer tap, tiled splashbacks, integrated fridge, electric oven and gas hob with chimney extractor.

### Bedroom 11'5" recess x 11'6" bay (3.48m recess x 3.51m bay)

uPVC double glazed bay window to front aspect, radiator, door to:-

### Shower Room 3'11" x 6'10" (1.21m x 2.10m)

Large walk in shower cubicle, pedestal wash hand basin, low level w/c, extractor fan, radiator.

### Utility Cupboard

Housing Worcester combi boiler and washing machine with worktop over.

### Garden

Laid to paved patio and enclosed by walling and fencing, side access gate leading to a shared pathway which gives access to the rear lane and garage.

### Garage

Single garage with up and over door.

### General

We are advised by the owner that the property benefits from approx 983 years unexpired on the lease.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Not energy efficient - lower energy costs		Not environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
69	74		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	