

109 Sandy Park Road  
Brislington  
Bristol  
BS4 3PG  
01179 777 671  
info@greenwoodsonline.co.uk

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INDEPENDENT ESTATE AGENTS

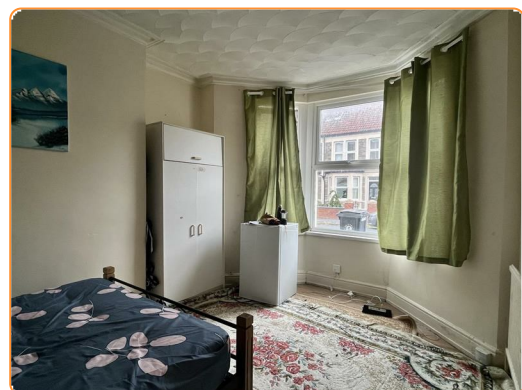
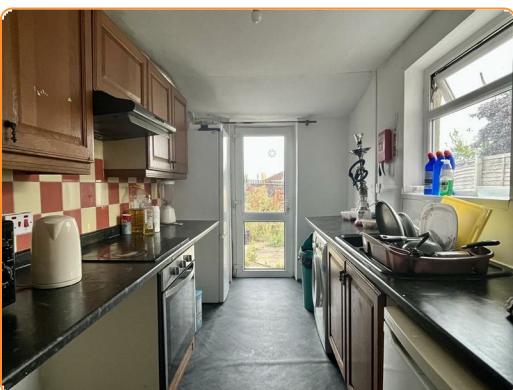
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### 78 Pendennis Park, Brislington, Bristol, BS4 4JN

**Guide Price £320,000**

Situated in a fantastic location with easy access to Holymead schools, wooded walks of Nightingale Valley and the independent shops and cafes on Sandy Park Road. The accommodation briefly comprises an entrance hallway that leads to a bayed lounge with a separate full-width dining room and a fitted kitchen. On the first floor are two double bedrooms and bathroom. Further benefits include a good sized rear garden and offered with no onward chain. This property could be the perfect first time buy or investment opportunity.





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Accommodation Comprises

uPVC entrance door into-

Hallway

Stairs rising to the first floor, doors accessing-

Lounge 14'4" x 10'0" (4.39 x 3.05)

uPVC double glazed bay window to the front, period coved ceiling, radiator.

Dining Room 12'0" x 15'8" (3.67 x 4.8)

uPVC double glazed French doors opening to the rear, wall mounted combi boiler, radiator, built-in storage cupboard, radiator, door to-

Kitchen 11'3" x 6'9" (3.43 x 2.08)

Fitted with a range of wall and base units and incorporating rolled edged worktops and tiled splash backs, drainer sink unit, built-in electric oven and hob with an extractor over, plumbing for a washing machine, uPVC double glazed window to the side and door to the rear garden.

Landing

Doors accessing-

Bedroom One 11'5" x 12'9" (3.49 x 3.9)

uPVC double glazed windows to the front aspect, built-in cupboard, radiator.

Bedroom Two 12'0" x 9'10" (3.66 x 3)

uPVC double glazed window to the rear aspect, radiator.

Bathroom 8'11" x 5'7" (2.72 x 1.72)

Fitted with a w.c, pedestal wash hand basin and a paneled bath with a mixer shower attachment, radiator, uPVC double glazed window to the rear.

Outside

Front- Low boundary wall with a gated entrance and a period tiled path to the front door.

Rear- Enclosed by wall and fencing.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
A+			A+		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
88			69		