

**4 Sandholme Road, Brislington, Bristol, BS4 3RP****£375,000**

Having just been tastefully refurbished and modernized this two double bedroom terrace home really is just turn key and enjoy, it's also just a stroll to the many amenities of Sandy park with its independent shops, cafe's and deli and within a short walk of Arnos Vale and Nightingale Valley. The accommodation is light and airy and comprises an entrance hallway, a bayed lounge, and an open plan kitchen/dining room complete with all appliances, two double bedrooms both with period fireplaces and a modern refitted bathroom. Whilst to the rear can be found a lovely and good size garden, this really is a fantastic home in the perfect location which is sure to generate a high level of interest.



Accommodation Comprises

Entrance

Wooden entrance door with a fan light into:-

Hall

Period coved ceiling, spindled staircase rising to the first floor with an opening under, radiator, doors accessing:-

Lounge 13'6" x 10'4" (4.14m x 3.15m)

uPVC double glazed bay window to the front aspect, period coved ceiling, opening to the chimney breast with a wooden mantle, radiator.

Kitchen/Diner 11'5" x 16'0" (3.48m x 4.89m)

Kitchen Area

Fitted with a range of modern high gloss wall, base and drawer units with worktops over, inset stainless steel drainer sink unit, built-in electric oven and gas hob with an extractor fan over, (automatic washing machine, dishwasher and fridge/freezer included) wall mounted combi boiler, uPVC double glazed window to the rear aspect.



Dining Area

uPVC double glazed French doors opening onto the rear garden, opening to the chimney breast with a wooden mantle, radiator.



Landing

Access hatch to the loft space, doors to:-

Bedroom One 11'4" x 13'1" (3.46m x 4m)

uPVC double glazed windows to the front aspect, period cast iron fireplace, radiator.



Bedroom Two 11'6" x 9'10" (3.53m x 3m)

uPVC double glazed widow to the rear aspect, period cast iron fireplace, radiator.

Bathroom 8'6" x 5'10" (2.6m x 1.8m)

Refitted with a panelled bath with a mixer shower and a glazed screen, pedestal wash hand basin and a low level w/c, chrome heated towel rail, tiled walls, uPVC double glazed window to the rear aspect,



Gardens

Front:- Low boundary wall and with a period tiled path, flowerbed with privets growing.

Rear:- Enclosed by timber fencing and laid mainly to lawn with a center path and with brick patio area, water supply.

Rear Elevation



Energy Efficiency Rating	
Very energy efficient - lower running costs	86
A	86
B	83
C	78
D	73
E	68
F	63
G	58
Not energy efficient - higher running costs	
EU Directive 2009/125/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2009/125/EC	