

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

greenwoods
INDEPENDENT ESTATE AGENTS

www.greenwoodsonline.co.uk



6 Guildford Road, St Annes, Bristol, BS4 4BE

£330,000

This delightful three bedroom terraced home is situated in a popular location within easy access to local amenities, schooling and the City. In brief, the accommodation comprises entrance porch, a bayed lounge with a living flame gas fire, dining room with patio doors and a kitchen breakfast room. Whilst to the first floor are three bedrooms and a modern fitted bathroom. Outside the great sized rear garden boasting a westerly aspect and there's driveway parking to the front. With lovely presentation throughout, this would make a super family home and therefore is sure to generate a great deal of interest. An internal viewing is strongly recommended.



6 Guildford Road, St Annes, Bristol, BS4 4BE

Accommodation Comprises

Porch

uPVC double glazed front door with matching side panels, uPVC double glazed door into:-

Hall

Spindled staircase rising to the first floor with storage cupboard under, picture rails continuing to the first floor, radiator, doors to:-

Lounge 13'6" x 12'1" (4.14m x 3.7m)

uPVC double glazed bay window to the front aspect, coved ceiling, living flame gas fire with a marble surround and decorative mantle, radiator, decorative double doors opening into:-

Dining Room 11'5" x 10'2" (3.5m x 3.1m)

uPVC double glazed patio doors opening to the rear aspect, radiator.

Kitchen/Breakfast Room 15'10" x 8'6" (4.84m x 2.6m)

uPVC double glazed door and windows to the rear aspect, fitted with a range of modern wall and base units incorporating laminated roll edge worktops with Metro style tiled splashbacks, inset one and a half bowl drainer sink unit, built in electric oven and gas hob with an extractor chimney over, plumbing for automatic washing machine and dishwasher, radiator.

Landing

Balustrade landing with an access hatch with a built in ladder to a part boarded loft space, picture rails, doors to:-

Bedroom One 13'5" x 10'9" (4.1m x 3.3m)

uPVC double glazed bay window to the front aspect, radiator.

Bedroom Two 11'6" x 11'1" to chimney (3.53m x 3.4 to chimney)

uPVC double glazed window to the rear aspect, built in sharps fitted wardrobes to alcoves and housing a combi boiler, radiator.

Bedroom Three 8'2" x 7'10" (2.5m x 2.4m)

uPVC double glazed window to the front aspect.

Bathroom 5'6" x 6'4" (1.7m x 1.95m)

uPVC double glazed window to the rear aspect, fitted with a paneled bath with mains thermostatic shower and glazed shower screen, low level w/c, pedestal wash hand basin, chrome heated towel rail.

Gardens

Front:- Providing off street parking for two vehicles.

Rear:- Benefitting a westerly aspect and being enclosed by timber fencing with rear access gates. Currently separated into two area with the first being laid mainly to patio with water supply and lighting. The second area is laid to stone chippings which provides further parking.

Rear Elevation

View



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	84	England & Wales	EU Directive 2002/91/EC	65