

estate agents **auctioneers**

**hollis
morgan**

302 Wick Road, Brislington, Bristol, BS4 4HT
Offers In Excess Of £320,000

A charming and well-presented double bay fronted Victorian home with private garden. No onward chain.

- Victorian Home
- BS4
- Tastefully Finished
- Open Plan Living
- Gas Central Heating
- Rear Garden with Access
- No Onward Chain

The Property

This attractive double bay fronted home is positioned in a rank of Victorian properties on the ever popular Wick Road, the property has been well cared for since ownership and has been freshly decorated throughout. The ground floor accommodation offers a traditional entrance hall and a charming lounge area with bay window, stripped floorboards and fireplace. A light and airy open plan dining area occupies the rear complete again with stripped floorboards and a large double glazed window which overlooks the garden. The stylish kitchen area comprises matching wall & base units, laminated worktops with tiled splash backs, sink drainer and integrated appliances.

To the upstairs two bedrooms are located both of which comfortable double rooms with No1 spanning the full width. A large, tiled family bathroom also occupies this level offering a bath with overhead shower, airing cupboard and wash basin.

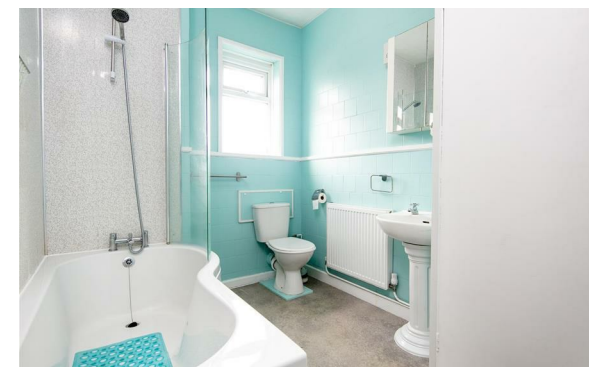
Outside of the property is a thoughtfully designed rear garden with various shrubs and flower beds. There is also a storage upboard raised patio area perfect for Alfresco dining. Rear access is also available.

Location

Wick Road is located within the popular suburb of Brislington just moments from Sandy Park High Street whilst the Bath Road is easily accessible and provides excellent access to both Bristol City Centre (3 miles) and Bath (10 miles).

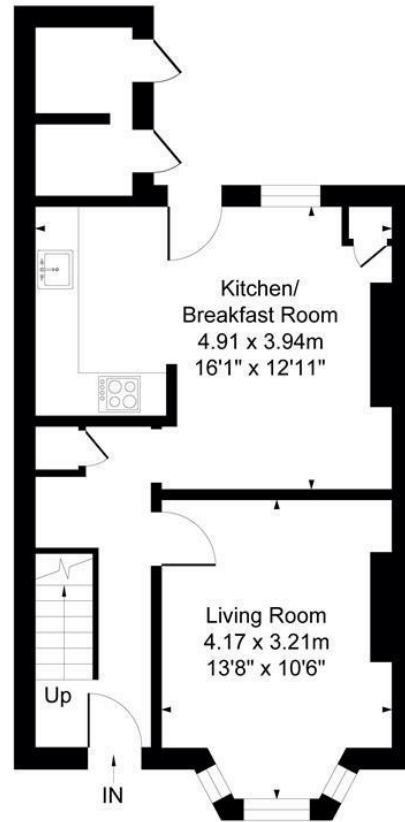
Please Note

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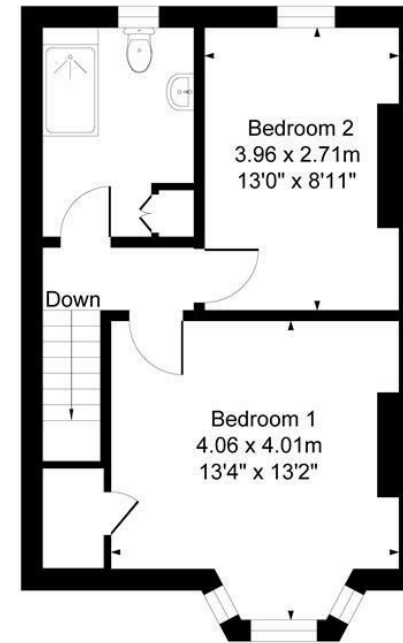
APPROX. GROSS INTERNAL FLOOR AREA 868 SQ FT 80.61 SQ METRES

TOTAL APPROX. 452 SQ FT 42.00 SQ METRES



GROUND FLOOR

TOTAL APPROX. 416 SQ FT 38.61 SQ METRES



FIRST FLOOR



Illustrated for identification purposes only, measurements are approximate, not to scale.

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

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Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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