

estate agents **auctioneers**



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.

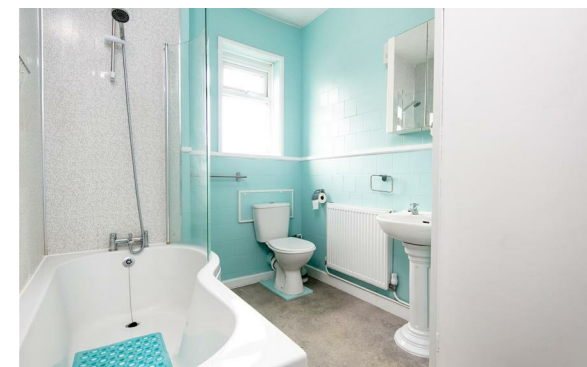
Outside of the property is a thoughtfully designed rear garden with various shrubs and flower beds. There is also a storage upboard raised patio area perfect for Alfresco dining. Rear access is also available.

### 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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