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.

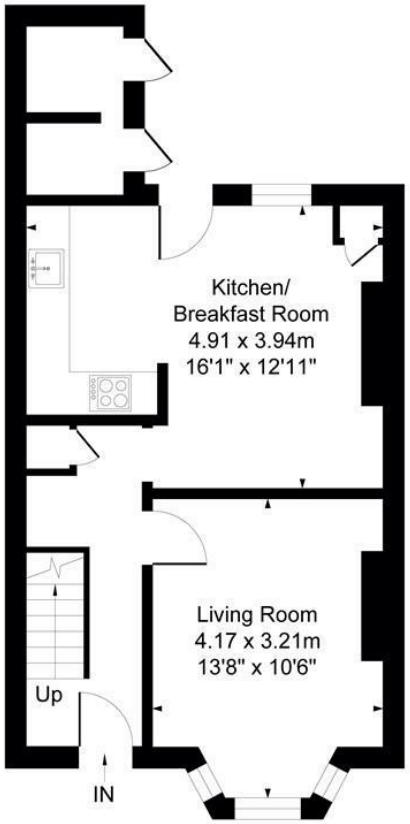
Outside of the property is a thoughtfully designed rear garden with various shrubs and flower beds. There is also a storage upboard raised patio area perfect for Alfresco dining. Rear access is also available.

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
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

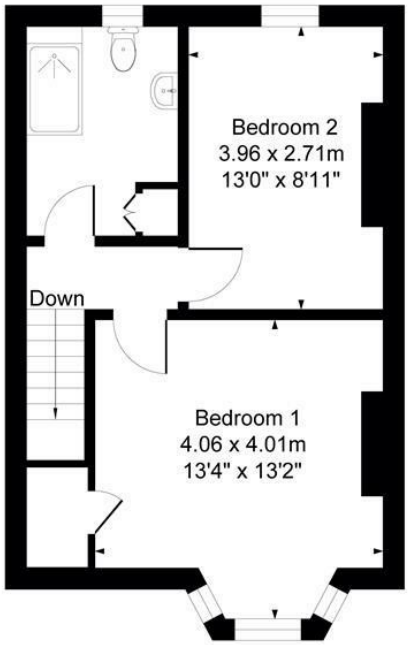
APPROX. GROSS INTERNAL FLOOR AREA 868 SQ FT 80.61 SQ METRES

TOTAL APPROX. 452 SQ FT 42.00 SQ METRES



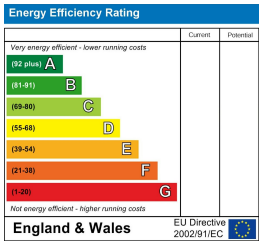
GROUND FLOOR

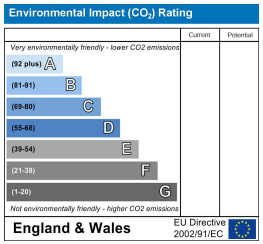
TOTAL APPROX. 416 SQ FT 38.61 SQ METRES



FIRST FLOOR

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





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