



Approximate Area = 866 sq ft / 80.4 sq m
 Total = 133 sq ft / 12.3 sq m
 Garage = 999 sq ft / 92.7 sq m
 For identification only - Not to scale



St. Francis Drive, Wick, Bristol, BS30

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/draind down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit

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Like what you see?



14 St. Francis Drive, Wick, Bristol, BS30 5PQ
Offers In Excess Of £290,000





Council Tax Band: B | Property Tenure: Freehold

3 BEDROOM MID-TERRACED HOUSE IN THE BEAUTIFUL VILLAGE OF WICK IN BRISTOL!! Nestled in the tranquil cul-de-sac of St. Francis Drive in Wick, Bristol, this charming mid-terraced home offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting open plan kitchen and dining area creates a warm and sociable atmosphere, perfect for entertaining guests or enjoying family meals. The property features a single reception room, providing a cosy space for relaxation or leisure activities. The bathroom is conveniently located to serve all bedrooms, ensuring practicality for everyday living. For those with vehicles, the property boasts parking for one vehicle with an additional garage, offering further storage options. The location is particularly appealing, situated in a peaceful cul-de-sac that promotes a sense of community while still being within easy reach of local amenities and transport links. This home presents an excellent opportunity for anyone looking to settle in a friendly neighbourhood with all the essentials close at hand. In summary, this three-bedroom mid-terraced house on St. Francis Drive is a wonderful choice for those seeking a comfortable and practical living space in Bristol. With its open plan layout, garage & parking, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.



Entrance Porch

5'4 x 3'1 (1.63m x 0.94m)
Obscured double glazed door and window to front, wood effect flooring.

Lounge

17'1 x 13'8 (5.21m x 4.17m)
Double glazed window to front, stairs to first floor landing, under stairs storage, wood effect flooring, log burner, radiator.

Kitchen / Diner

17'1 x 11'2 (5.21m x 3.40m)
Double glazed window and patio doors to rear, the kitchen consists of matching wall and base units with work tops over, 1 & a 1/2 bowl sink with mixer taps & drainer, tiled effect flooring, built-in electric oven & hob with extractor hood above, built-in microwave, built-in fridge / freezer, space for the following appliances:- washing machine and slim line dishwasher.

First Floor Landing

11'1 x 5'10 (3.38m x 1.78m)
Stairs to ground floor, storage cupboard, loft access.

Bedroom 1

14' x 10'10 (4.27m x 3.30m)
Double glazed window to front, built-in wardrobes, radiator.

Bedroom 2

10'11 x 10'10 (3.33m x 3.30m)
Double glazed window to rear, radiator, wood effect flooring.

Bedroom 3

7'11 x 6'11 (2.41m x 2.11m)
Double glazed window to front, radiator.

Bathroom

7'1 x 5'8 (2.16m x 1.73m)
Obscured double glazed window to rear, bath with shower over, wash hand basin, WC, radiator, part tiled walls, tiled flooring, extractor fan.

Front Garden

Steps up to front door, garden is tiered over three levels, gravel, patio & lawn areas.

Rear Garden

Low maintenance rear garden tiered over three levels all accessed via steps, consisting patio, lawn & decking with additional bark & shrubs, enclosed by fencing, pedestrian rear access, shed, outside water tap.

Garage / Parking

16'4 x 8'2 (4.98m x 2.49m)
Single garage opposite house in block, up and over door, parking for one car in front of garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	70	
(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	

