

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, however they may be available by separate negotiation. 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/drained 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.

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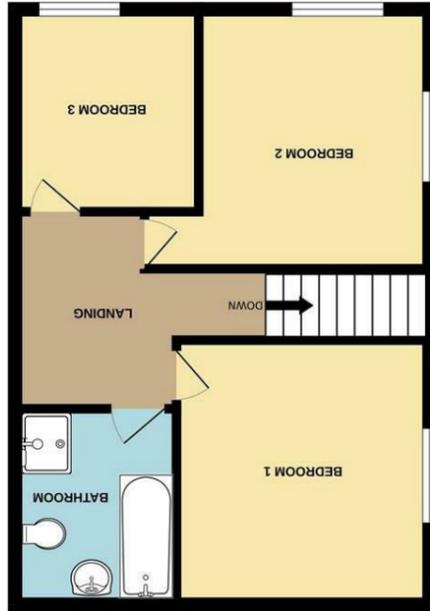
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Get in touch to arrange a viewing!

Like what you see?



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1ST FLOOR



GROUND FLOOR



21 Milford Avenue, Wick, Bristol, BS30 5PG

£325,000



Council Tax Band: B | Property Tenure: Freehold

3 BEDROOM END OF TERRACED HOME IN THE CHARMING VILLAGE OF WICK - OFFERED WITH NO ONWARD CHAIN!! This property has been meticulously maintained, ensuring a welcoming atmosphere for its new owners. Upon entering, you will find a spacious reception room that provides an ideal space for relaxation and entertaining. The well-appointed kitchen is designed for practicality, making meal preparation a pleasure. The three bedrooms are generously sized, offering ample space for family living or guest accommodation. The 4 piece bathroom suite is conveniently located, catering to the needs of the household. One of the standout features of this property is the south-west facing rear garden, which is perfect for enjoying sunny afternoons and hosting gatherings. The garden provides a tranquil retreat, ideal for gardening enthusiasts or those simply wishing to unwind in a peaceful setting. Parking is a breeze with space available for up to three vehicles, a rare find in this desirable location. The home is situated close to local schools and amenities, making it an excellent choice for families and professionals alike. With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this well-maintained end-of-terrace home in Wick is a fantastic opportunity not to be missed.



Hallway
5'7" x 3'6" (1.70m x 1.07m)
Door into hallway, stairs to first floor landing.

Lounge
10'8" x 17'0" (3.25m x 5.18m)
2x double glazed windows to front and side, log burner with feature surround, 2x radiators.

Kitchen/Diner
10'3" x 17'7" (3.12m x 5.36m)
2x double glazed windows to side and rear, double glazed doors to rear, the kitchen consists of matching wall and base units with worktops, electric BEKO style cooker with extractor hood above, 1 & a 1/2 bowl stainless steel sink with mixer taps and drainer, built in fridge/freezer, part tile splash backs, spotlights, wood effect flooring, radiator, space for washing machine and dishwasher.

Inner Lobby
2x storage cupboards, 1 housing the fuse box, wood effect flooring.

Landing
Stairs to ground floor, loft access, radiator.

Bedroom 1
11'8" x 10'4" (3.56m x 3.15m)
Double glazed window to side, built in

wardrobe housing gas combi boiler, aircon unit, radiator.

Bedroom 2
11'8" x 9'8" (3.56m x 2.95m)
2x double glazed windows to front and side, radiator.

Bedroom 3
8'4" x 7'6" (2.54m x 2.29m)
Double glazed window to front, radiator.

Bathroom
8'0" x 6'7" (2.44m x 2.01m)
2x obscure double glazed windows to rear, bath with shower hose off taps, walk in shower cubicle, wash hand basin, W.C., heated towel rail, tile splash backs, extractor fan.

Front/Driveway
Parking for 3x cars, gated access to rear, outside light, canopy over front door, fences enclosing and walls, shrub border.

Rear Garden
Decking with steps and slide down to lawn, gated side access to front, shed - power and lighting, outside water tap, electric and lights, pallett seating, fences enclosing, shrubs, tyre sand box.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	84
(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	

