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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Sandy Park Road*

BRISLINGTON

DISABLED



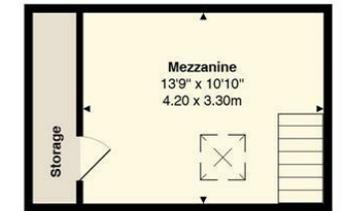
*This really is an exciting opportunity to put your own stamp on this property whilst benefit from the location and walking distance to Temple Meads station.*

Comments by Ms Ellie Powell



**Property Specialist**  
**Ms Ellie Powell**  
 Sales Negotiator  
 ellie.powell@jeffreycross.co.uk

Sandy Park Road, Brislington, Bristol, BS4 3PA



Total Area: 1023 ft<sup>2</sup> ... 95.1 m<sup>2</sup>  
 All measurements are approximate and for display purposes only

*We really enjoyed living here given the location and proximity to town, we have since moved out of the City and hope the next owners enjoy it as much as we did.*

Comments by the Homeowner





# Sandy Park Road

Brislington, Bristol, BS4 3PA

Offers In The Region Of

£400,000



3 Bedroom(s)



2 Bathroom(s)



1023.00 sq ft



Contact our  
**Property Outlet Branch**

0117 935 4565

Nestled on the desirable Sandy Park Road in Bristol, this charming three-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 1,023 square feet, the property boasts a well-thought-out layout that is ideal for families or professionals seeking a spacious home.

Upon entering, you will find a welcoming atmosphere that flows seamlessly throughout. The ground floor features a convenient shower room, enhancing the practicality of the living space. The heart of the home is undoubtedly the inviting living area, which provides ample room for relaxation and entertaining.

One of the standout features of this property is the mezzanine level in the master bedroom, offering a unique and stylish touch. This versatile space can be used as a private retreat, a study, or even additional storage, catering to your individual needs.

The location is particularly appealing, as it is within walking distance to Temple Meads station, making commuting a breeze. The surrounding area is vibrant, with a variety of local amenities, parks, and eateries just a stone's throw away.

With no chain and vacant possession, this property is ready for you to move in and make it your own. Whether you are looking for a family home or a smart investment opportunity, this house on Sandy Park Road is not to be missed. Embrace the chance to enjoy a comfortable lifestyle in a prime Bristol location.,



**Lounge** 13'1" x 11'5" (4.00 x 3.50)

**Dining Room** 11'5" x 9'10" (3.50 x 3.00)

**Hallway**

**Kitchen** 8'2" x 6'6" (2.50 x 2.00)

**Shower Room** 7'6" x 6'6" (2.30 x 2.00)

**Landing**

**Bedroom One** 16'8" x 11'5" (5.10 x 3.50)

**Bedroom Two** 11'5" x 9'10" (3.50 x 3.00)

**Bedroom Three** 8'2" x 6'6" (2.50 x 2.00)

**Mezzanine** 13'9" x 10'9" (4.20 x 3.30)

**Garden**

Low maintenance garden to the rear

**School Catchment**

Holymead Primary School  
Oasis Academy Temple Quarter Secondary School

\*Correct at the time of listing\*

**Parking**

On road parking

**Tenure**

We are advised by our client this property is Freehold. This is to be confirmed by your legal advisor.

**Additional Information**

No Chain  
Vacant Possession

**Council Tax**

Band - B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

