



- **3D INTERACTIVE TOUR**
- **Two Double Bedrooms**
- **Separate Dining Room**
- **Good Size Rear Garden**
- **No Onward Chain**

- **Period Terrace Home**
- **Sitting Room**
- **Upstairs Bathroom**
- **A Short Walk from Sandy Park Shops**
- **Energy Rating - D**

Situated in a quiet residential street in a popular part of Brislington being just a short walk to Sandy Park Road's local shops and amenities and green spaces nearby, including Arnos Court Park, Nightingale Valley, and St Anne's Park, all of which provide excellent spaces for an escape from the hustle & bustle of city life.

The property is offered with no onward chain with accommodation comprising a bay fronted sitting room with stripped floor boards which extend through to the dining room and there is a sizable kitchen at the rear overlooking the rear garden with an integrated oven & hob. On the first floor there are two double bedrooms and a good size bathroom, whilst outside there is a small front garden and a good size enclosed rear garden, a great space for entertaining friends & family on a warm summers day.

Living Room 13'9" into bay x 12'0" into recess (4.21 into bay x 3.68 into recess)

Dining Room 11'5" x 12'4" into recess (3.49 x 3.78 into recess)

Kitchen 11'11" x 7'11" (3.64 x 2.43)

Bedroom Two 11'5" x 9'5" (3.49 x 2.89)

Bedroom One 15'2" x 11'6" (4.63 x 3.51)

Bathroom 11'11" x 7'11" (3.65 x 2.42)

Tenure - Freehold

Council Tax Band - B

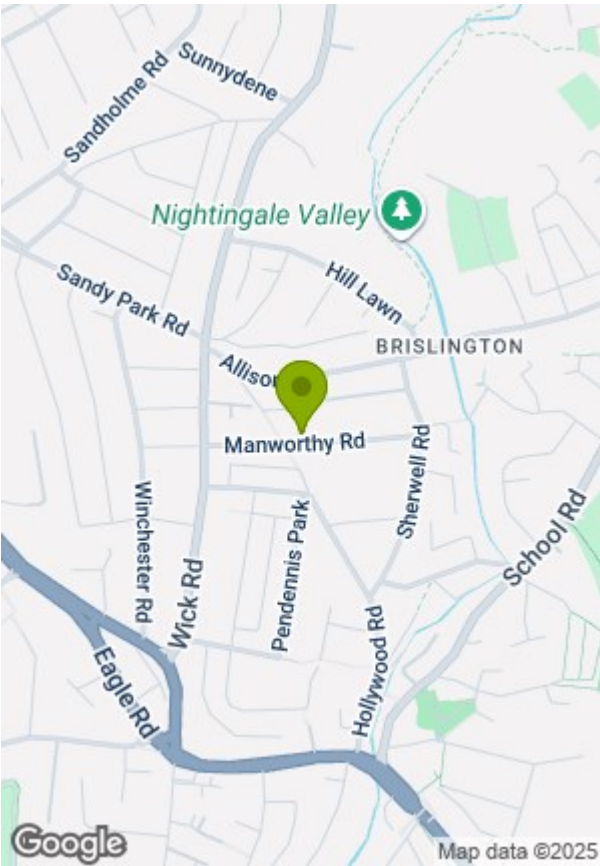












Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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