



- Energy Rating - TBC
- Self Contained Annexe
- Fitted Kitchen & Separate Utility Room

- One Double Bedroom Ground Floor Flat
- Two Separate Reception Rooms
- Large West Facing Rear Garden

Occupying the ground floor of an attractive Victorian terraced house, this is a home that offers far more than you might expect from a one bedroom flat. Generous in scale and wonderfully versatile, it has a real sense of space throughout, along with the added bonus of a private garden and a separate annex.

Step inside and you are immediately struck by the proportions. The main reception room is bright and welcoming, with high ceilings and a lovely sense of character, while a second reception room provides valuable flexibility, ideal as a dining room or home office.

The kitchen is well fitted and thoughtfully arranged, complemented by a separate utility room, a practical addition that helps keep the main living spaces uncluttered. The bathroom has been finished in a modern, contemporary style, creating a clean and comfortable space to unwind. The double bedroom is a great size, and well proportioned, offering a relaxing retreat at the end of the day.

To the rear, the property really comes into its own. A west facing garden, laid mainly to lawn, provides a wonderful outdoor space that enjoys plenty of afternoon and evening sun. At the far end, a self contained annex adds an extra layer of versatility, whether you are looking for a home office, studio, or simply a separate space to escape to.

The location is equally appealing. Just a short walk from Sandy Park Road, you will find a thriving high street known for its independent cafes, bars, shops and a well loved local pub. There is a real sense of community here, combined with excellent connectivity into the city. For those who enjoy the outdoors, nearby green spaces including Arnos Court Park, Nightingale Valley and Victory Park offer the perfect balance to city living.

All in all, this is a unique and characterful home that combines space, flexibility and location in a way that is rarely found in a one bedroom property.

Living Room 16'8" max x 14'4" (5.10 max x 4.39)

Dining Room 14'3" x 9'1" (4.35 x 2.79)

Kitchen 13'9" x 6'2" (4.20 x 1.90)

Utility Room 6'4" x 4'11" (1.94 x 1.50)

Bedroom 16'2" max x 11'5" max (4.94 max x 3.48 max)

Bathroom 6'4" x 6'2" (1.94 x 1.89)

Annexe 16'2" x 7'7" (4.95 x 2.32)

Annexe - Store 12'3" x 11'3" (3.75 x 3.45)

Annexe - Shower Room 11'3" x 3'7" (3.45 x 1.10)

Tenure Status - Leasehold

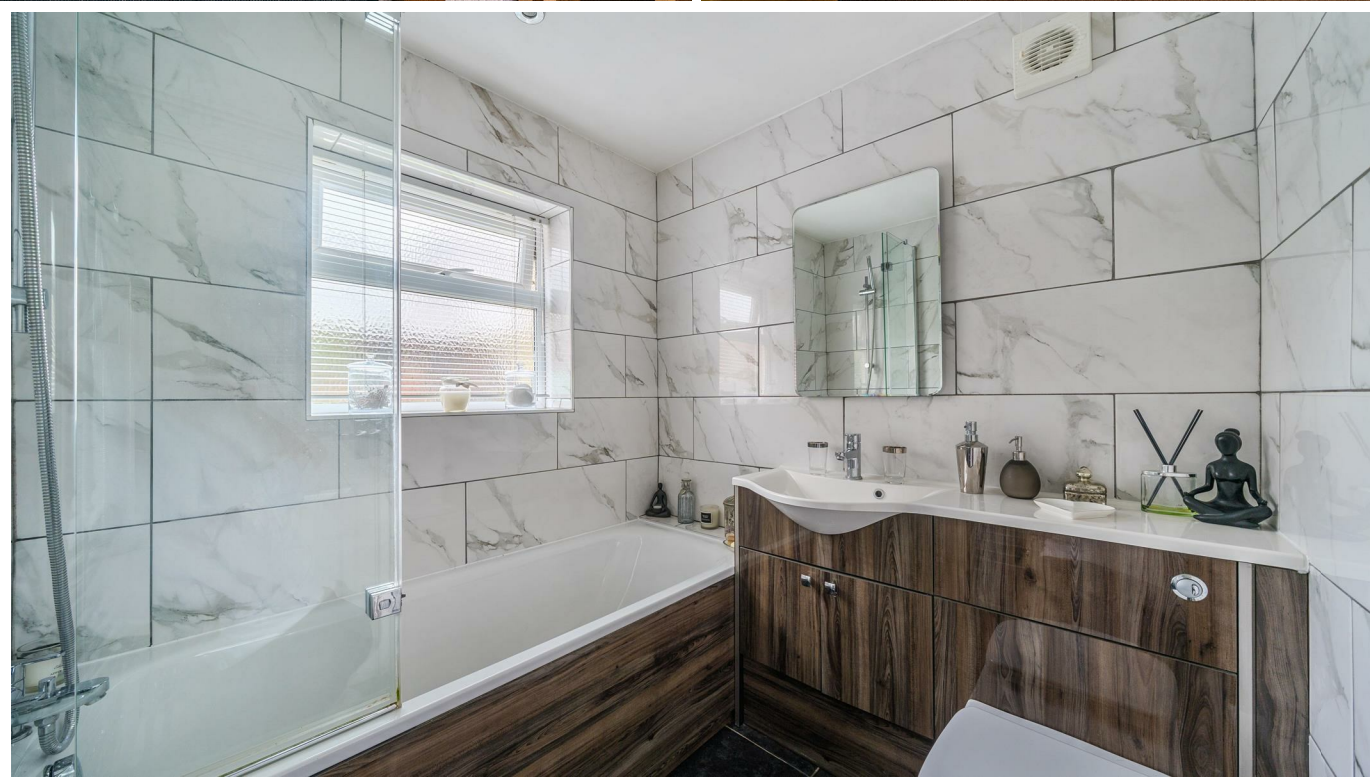
Lease length - TBC

Council Tax - Band A







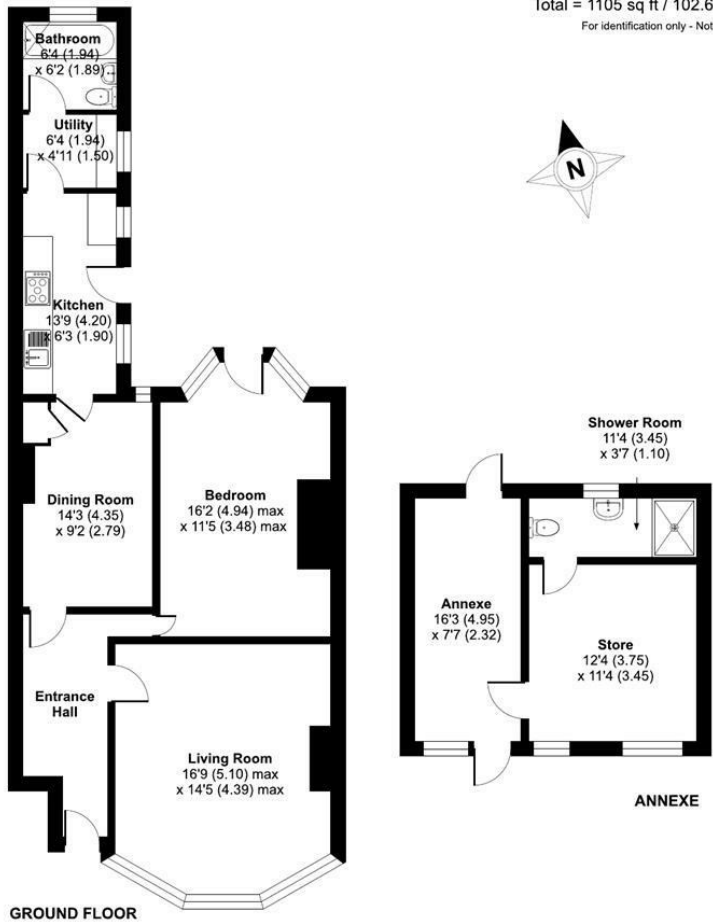






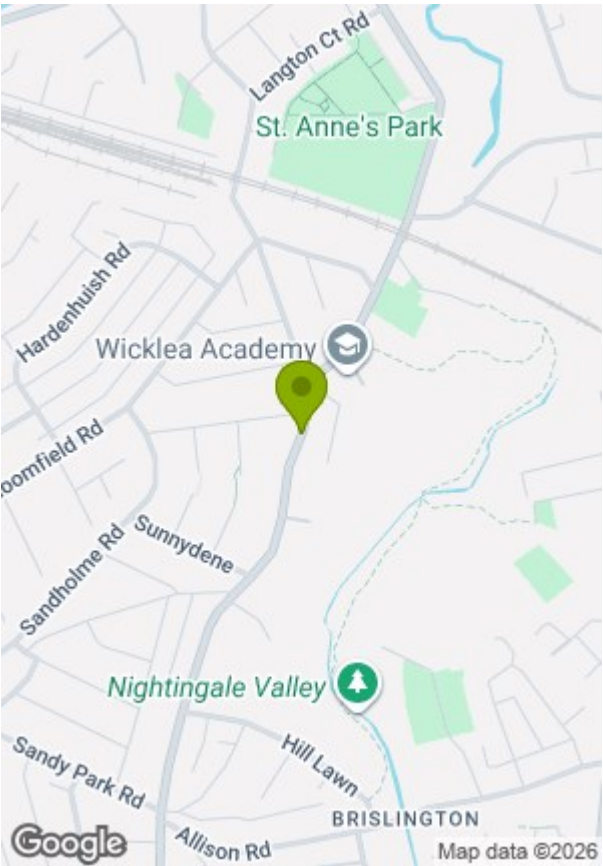
Wick Road, Brislington, Bristol, BS4

Approximate Area = 800 sq ft / 74.3 sq m  
Annexe = 305 sq ft / 28.3 sq m  
Total = 1105 sq ft / 102.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1437124

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

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

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