



414 Wells Road, Bristol , BS14 9AF

O.I.R.O £355,000

- 3D VIRTUAL TOUR
- Three Bedrooms
- Kitchen / Dining Room
- En-Suite Shower Room & Family Bathroom
- In Need of Updating
- Terraced Family Home
- Sitting Room
- Downstairs W.C
- Sizable Rear Garden & Detached Garage
- Energy Rating - C

**NO ONWARD CHAIN** - A sizable terrace family home which offers scope for the discerning buyer to put their own stamp on their new home. The accommodation comprises an entrance porch which opens into a welcoming hallway, a ground floor w.c., a light & airy bay fronted sitting room with exposed floor boards and a sizable kitchen / dining room which offers a great space for family & entertaining friends. On the first floor, there are two double bedrooms, the master with an en-suite shower room, a further single bedroom and a family bathroom. Outside, there is a raised decked patio accessed from the dining room and which overlooks the rear garden, there is a double garage which is accessed via a rear lane.

Within walking distance of lots of local amenities including the Jubilee Swimming Pool, the highly regarded 'The Knowle' Public House, Fox and West Deli, the recently opened Bruhaha, a Brewpub & social space, Acapella and Southside Bar, good schools and a choice of great parks on your doorstep providing a great escape from the hustle & bustle of the city. The property is also well placed for commuters with Temple Meads Station around a 40 minute walk away or 15 minute cycle, Bristol's scenic harbourside and city centre are also within walking distance. A fantastic house offering fantastic value for money, ideal for the growing family.



Living Room 16'9" into bay x 12'10" into recess (5.11 into bay x 3.93 into recess)

Kitchen/Diner 20'9" into recess x 13'10" max (6.33 into recess x 4.22 max)

Cloakroom

Bedroom One 16'8" into bay x 12'9" into recess (5.09 into bay x 3.90 into recess)

En-Suite 6'2" x 4'5" (1.89 x 1.36)

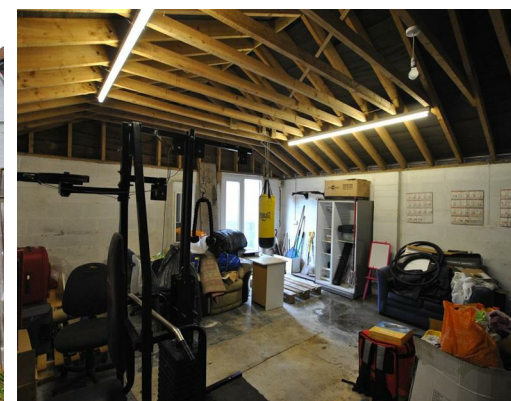
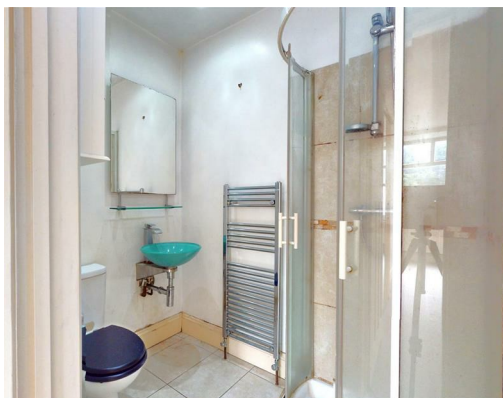
Bedroom Two 13'10" I shape x 12'9" into recess (4.22 I shape x 3.91 into recess )

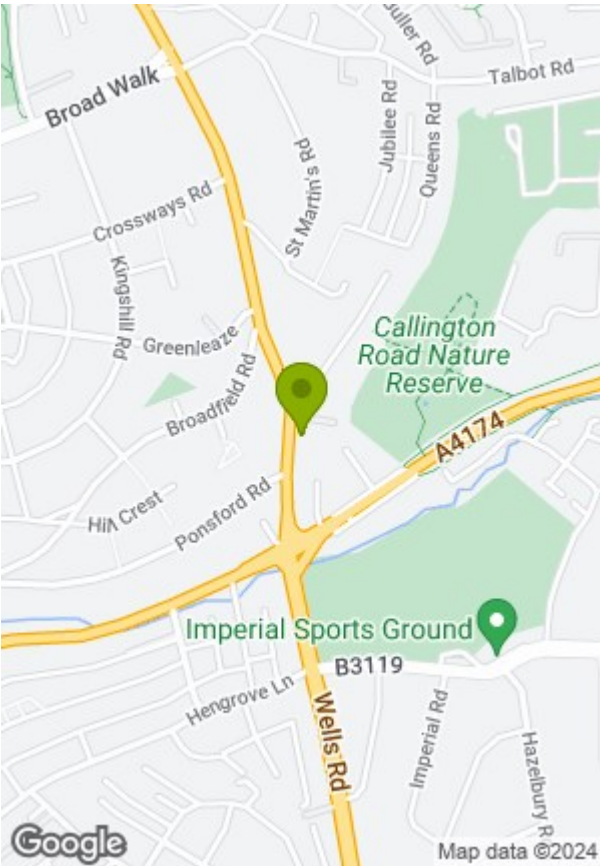
Bedroom Three 9'6" x 7'4" (2.91 x 2.24)

Bathroom 10'3" x 7'5" (3.14 x 2.27)

Council Tax Band - C

Tenure Status - Freehold





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86	(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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