



4 Wingfield Road, Bristol, BS3 5EH

Guide Price £500,000

- INTERACTIVE 3D TOUR
- Three Bedrooms
- Kitchen
- Raised Decked Balcony & Sun Terrace
- Extensive Roof Top City Views
- Semi Detached Family Home
- Two Reception Rooms
- Recently Fitted Upstairs Bathroom
- Large Rear Garden
- Energy Rating - D

Located in WINGFIELD ROAD, A Semi detached 3 bedroom family home with an extensive garden and FANTASTIC CITY VIEWS. Within a short distance of parks and green spaces including the beautiful Victoria Park, Redcatch Park and Community Garden, Perretts Park and Arnos Vale Cemetery, there are lots of options for an escape from the hustle & bustle of city life. The area is easily commutable with the City Centre approximately 35 minutes on foot and Temple Meads Station 25 minutes on foot. The area is also well equipped for Schools and local amenities with Victoria Park Primary being less than 10 minutes away and with the Wells Road offering popular bars, cafes and restaurants such as Totterdown Canteen, Fox & West, Southside and Acapella. The Victoria Park pub is also just a short walk away and is a great spot for a Sunday lunch or a glass of wine in the garden.

The property currently comprises of entrance porch and hallway, off which are two reception rooms, the dining room benefitting from recently installed sliding patio doors which open onto a decked balcony overlooking the rear garden and a great place to sit and take in those city views. There is a galley kitchen and lean to / garden room with steps to the garden at the rear. Upstairs are two double bedrooms, a further single bedroom and a recently fitted, stylish family bathroom. The property offers potential to extend at the rear and into the loft, subject to the necessary local authority consents. The current owner has had the property rewired, installed the new bathroom and extensive decked patio, but there is still scope for the new owner to out their own stamp on their new home by upgrading the kitchen and redecorating.

Sitting Room 14'8" into bay x 13'3" into recess (4.48 into bay x 4.06 into recess)

Dining Room 12'8" x 12'5" into recess (3.87 x 3.79 into recess)

Kitchen 12'6" x 6'8" (3.83 x 2.05)

Bedroom One 14'8" into bay x 12'1" into recess (4.49 into bay x 3.70 into recess)

Bedroom Two 12'6" x 12'2" (3.83 x 3.73)

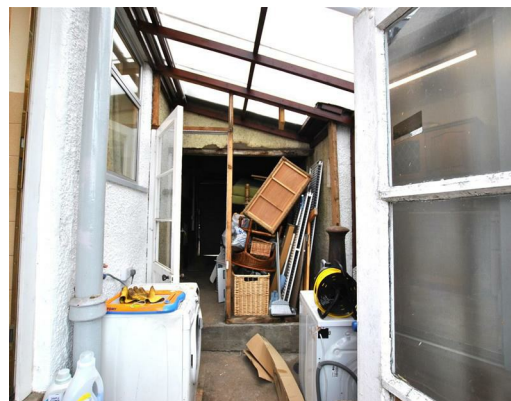
Bedroom Three 9'3" x 6'11" (2.84 x 2.13)

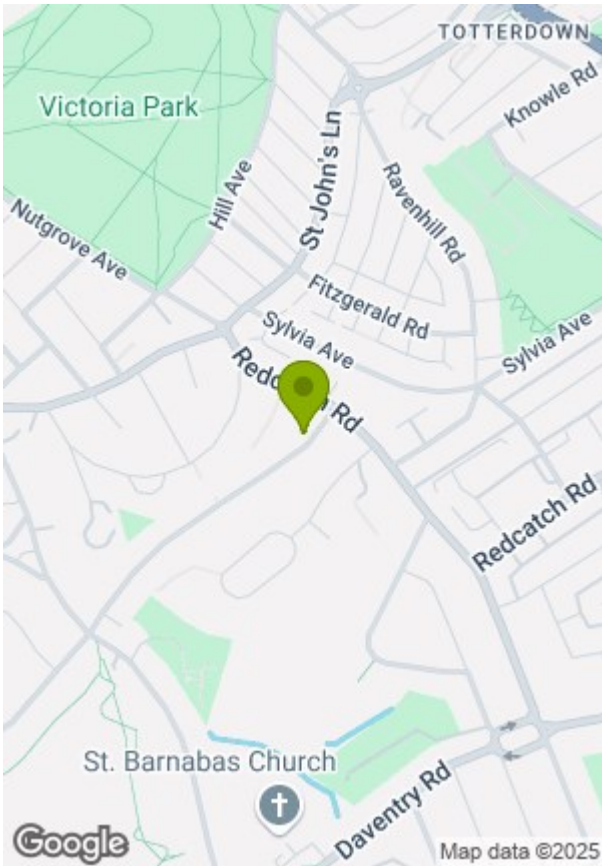
Bathroom 6'8" x 5'10" (2.05 x 1.78)

Tenure - Freehold

Council Tax Band - C







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		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	62		(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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