



- **Energy Rating - D**
- **One Double Bedroom**
- **Off Street Parking At Front**
- **Gas Central Heating**
- **In Need Of Refurbishment**

- **Ground Floor Flat**
- **Rear Garden**
- **No Onward Chain**
- **Double Glazing**
- **Great Location**

Set within a converted Victorian house, this ground floor one bedroom flat is all about potential, location and opportunity. For buyers with an eye for value, it offers the chance to roll up your sleeves, refurbish and create something really special in a consistently sought after part of Brislington.

Inside, the layout is straightforward and well balanced, with a good size living room that could easily become a warm and characterful heart of the home. There is a double bedroom, along with a kitchen and bathroom, all now ready for modernisation and a fresh approach. What really sets this property apart, though, is the generous rear garden. For a flat, this is a rare and hugely appealing feature, offering space to relax, entertain or landscape to suit your lifestyle. Off street parking to the front adds another practical bonus, and the property is offered with no onward chain.

Sandy Park Road is a location that needs little introduction. Lined with independent cafes, bars, shops and a popular local pub, it has a real community feel while still being superbly connected. Green spaces are also close at hand, with Arnos Court Park, Nightingale Valley and Victory Park all nearby, perfect for walking, running or simply switching off.

A brilliant blank canvas in a prime Bristol location, this is an ideal project for first time buyers, investors or anyone looking to add value and put their own stamp on a character home.

Living Room 16'0" max x 13'8" (4.90 max x 4.19)

Kitchen 11'10" x 9'1" (3.61 x 2.79)

Bedroom 12'7" x 12'2" into bay (3.86 x 3.71 into bay)

Bathroom 6'0" x 6'0" (1.85 x 1.83)

Council Tax - Band A

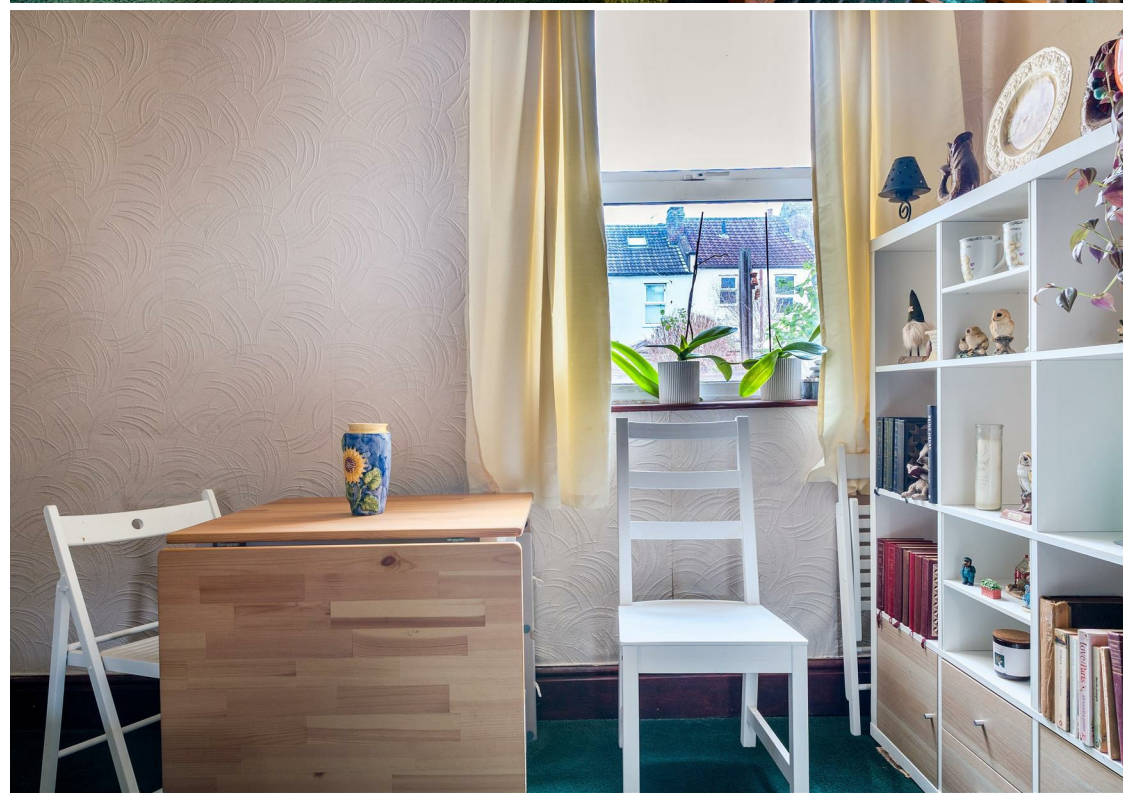
Tenure Status - Leasehold (share of freehold)

999 year lease with 965 years remaining

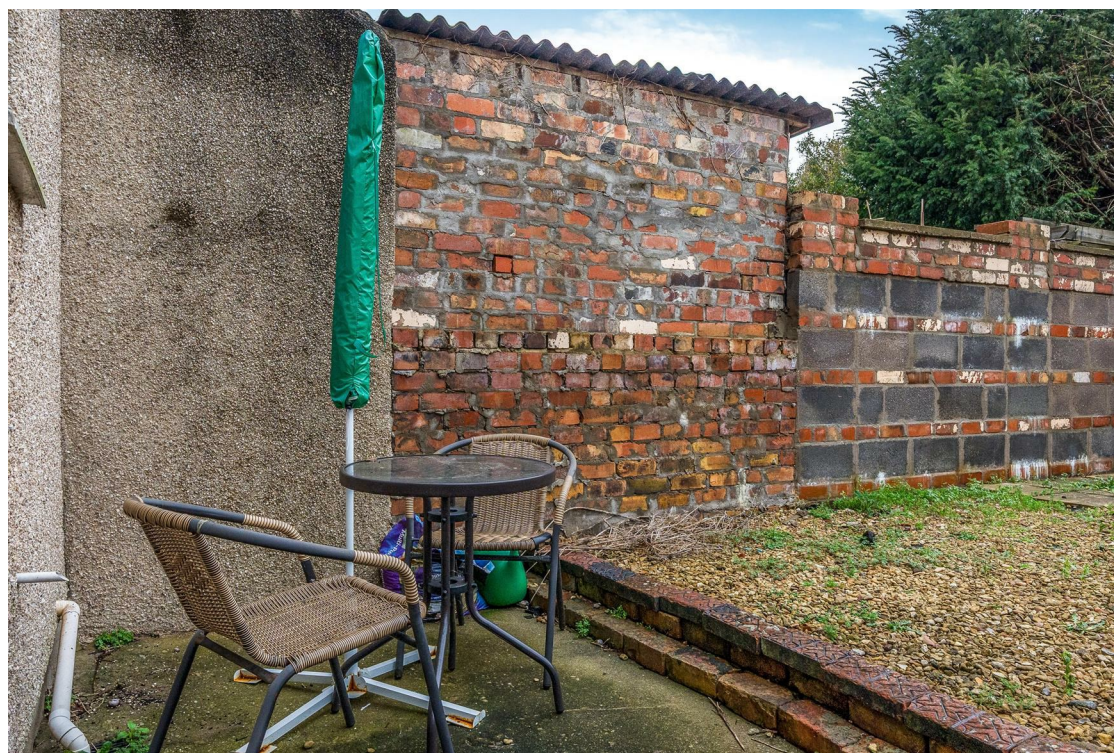
No Service Charge

Peppercorn Ground Rent







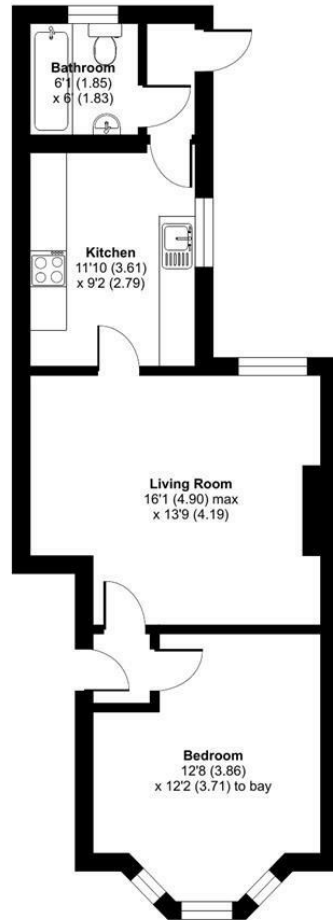




## Sandy Park Road, Bristol, BS

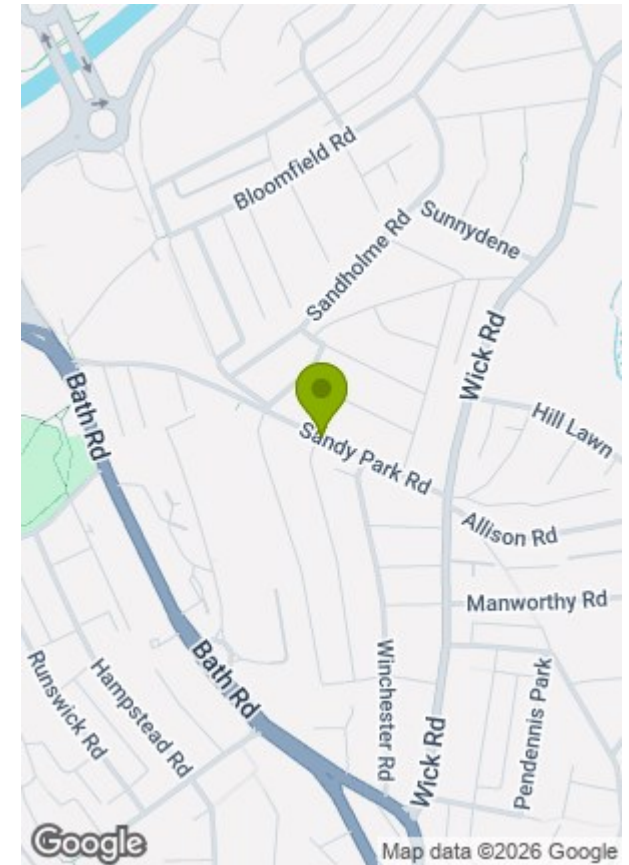
Approximate Area = 566 sq ft / 52.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. GREENWOODS SALES · LETTINGS · COMMERCIAL Produced for Greenwood's Property Centre. REF: 14D4945



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
	64	77
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	

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