



1A Wick Crescent
Brislington, Bristol, BS4 4HL
Asking Price £199,995



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**** No Chain ****

New to the market is this stone fronted, Victorian 2 bedroom garden flat on Wick Crescent in Brislington, boasting easy access to the A4 Bath Road with great links to the City Centre, Keynsham and Bath, with many local amenities close by including the doctors surgery, Wicklea Academy, Nightingale valley and the shops & eateries of Sandy Park.

The property has its own door to the side of the property, leading into a hallway with the kitchen and 2nd bedroom to the rear of the flat and with a bathroom and a lounge and master bedroom to the front of the property. This property owns both gardens, to the front it's laid to bark and shingle with 2 established hydrangeas and to the rear the garden boasts both a patio area and lawn, with planted borders.

Call today to arrange a viewing.

Hallway
6'2" x 4'6" (1.90 x 1.39)

Kitchen
8'10" x 8'9" (2.71 x 2.69)

Bedroom one/ lounge
14'2" x 9'11" (4.32 x 3.03)

Bathroom
8'1" x 4'10" (2.48 x 1.48)

Bedroom Two
12'7" x 9'1" (3.86 x 2.79)

3.86 x 2.79

Ensuite to Bedroom Two





5'7" x 2'8" (1.72 x 0.83)



Floor Plan



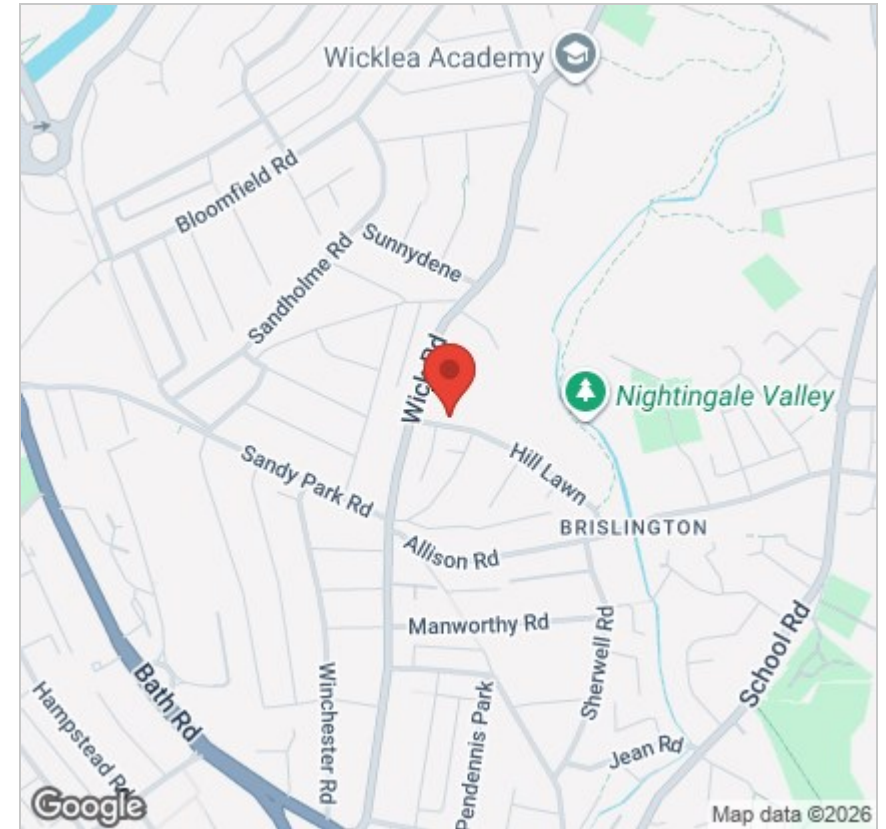
Viewing

Please contact our Knowle Office on 01179 711417 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

298 Wells Road, Knowle, Bristol, BS4 2QG

Area Map



Energy Efficiency Graph

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