



## 44a Sandy Park Road

, Brislington, BS4 3PF

**£950**



PLEASE READ DO NOT PHONE If you are interested in viewing this property please send us an alert through Rightmove / Zoopla using the Email Agent/request details option on their site. We will then respond with a brief questionnaire. On receipt, we will then contact you VIEWINGS FROM MONDAY 19TH JANUARY 1PM TILL 2PM\*\*\* Converted First Floor Flat\*\*\* Situated On The Popular Sandy Park Road, Accommodation Comprising Entrance Hallway, Nice Size Lounge, Two Bedrooms, Kitchen and Bathroom, Benefits From A Gas Central Heating System And Double Glazing. No Smokers, No Flat Share, Available Now, EPC RATING D.



Hallway

Entrance door leading to the hallway with stairs rising to the accommodation, radiator, access to the loft space, useful storage cupboard which houses the Worcester boiler which supplies the gas central heating system and domestic hot water.

Lounge 16'2" x 12'7" (4.92 x 3.84)

Double glazed windows overlooking the front, two radiators.

Kitchen 6'0" x 10'4" (1.82 x 3.16)

Double glazed window overlooking the rear, selection of refitted wall and base units with work surfaces over, single drainer stainless steel sink unit with tiled splash backs, four ring electric hob, oven and extractor hood, space for a washing machine and space for a fridge.

Bedroom 1 11'9" x 8'7" (3.58 x 2.62)

Double glazed window overlooking the rear, radiator.

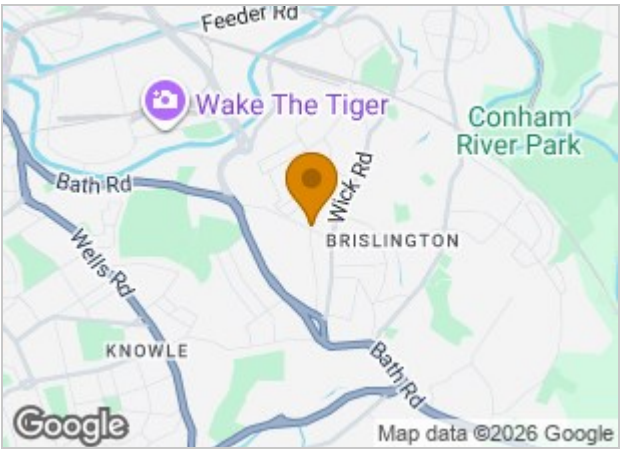
Bedroom 2 10'6" x 7'2" (3.20 x 2.18)

Velux window, radiator.

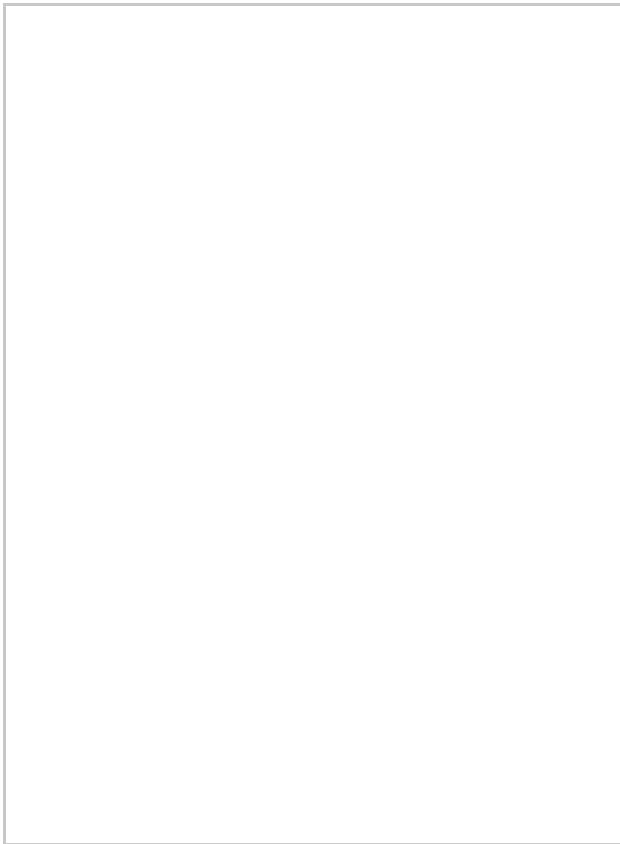
Bathroom 5'10" x 5'9" (1.78 x 1.76)

Obscure double glazed window, wash hand basin, WC, bath with shower over, tiled splash backs.

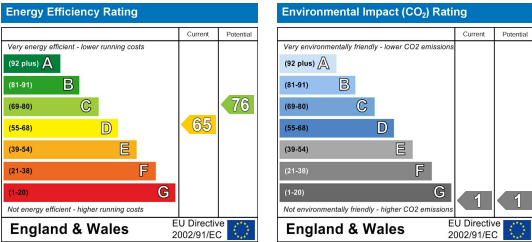
Area Map



Floor Plans



Energy Efficiency Graph



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