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greenwoods
INDEPENDENT ESTATE AGENTS

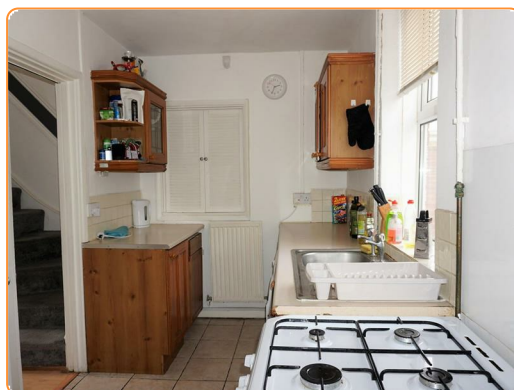
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31 Rochester Road, St Annes Park, Bristol, BS4 4QG

£225,000

Offered with NO ONWARD CHAIN and with neutral presentation throughout makes this THREE DOUBLE BEDROOM property an ideal project for those wishing to create a home just how they want it. In brief, the accommodation comprises entrance hall, separate lounge and dining room, kitchen and cloakroom and with three bedrooms and the bathroom to the first floor. Whilst outside there's a great size rear garden and the frontage provides OFF STREET PARKING for two vehicles. Ideally situated for local schooling and with Templemeads within a few miles!. Always popular, call GREENWOODS on 01179777671 to arrange your viewing.



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Accommodation Comprises

Entrance

Via a uPVC double glazed front door.

Hall

Stairs rising to first floor, storage cupboard, radiator, doors accessing:-

Lounge 16'4" x 10'2" (5m x 3.1m)

uPVC double glazed windows to the front and rear aspects, gas fire incorporating a back boiler, tv point, radiator.

Dining Room 11'1" x 8'10" (3.4m x 2.7m)

uPVC double glazed window to the front aspect, access to the kitchen, radiator.

Kitchen 11'1" x 7'2" (3.4m x 2.2m)

Fitted with wall and base units and complimentary worktops with tiled splashbacks, inset stainless steel drainer sink unit, gas cooker point, plumbing for automatic washing machine, radiator.

Lobby

uPVC double glazed door to the garden, door to a storage cupboard and w/c.

Cloakroom

Comprising w/c and pedestal wash hand basin.

Landing

uPVC double glazed window, doors accessing:

Bedroom One 16'4" x 9'10" (5m x 3m)

uPVC double glazed windows to the front and rear aspect, built-in airing cupboard, radiator.

Bedroom Two 11'1" x 8'10" (3.4m x 2.7m)

uPVC double glazed window to the rear aspect, radiator.

Bedroom Three 15'1" x 7'2" (4.6m x 2.2m)

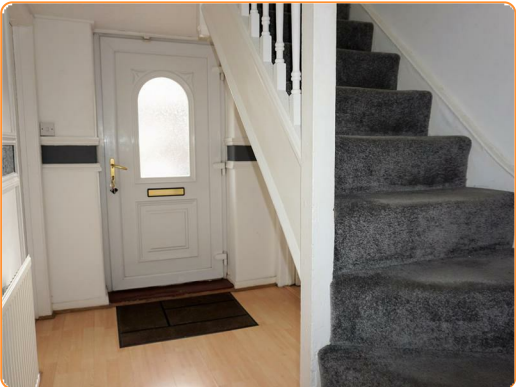
uPVC double glazed windows to the front aspect, radiator,

Bathroom

uPVC double glazed window to the rear aspect, fitted with a pedestal wash hand basin and a panelled bath having an electric shower over, tongue and groove cladding walls.

Gardens

FRONT:- Gated path to the front door and with two matching double gates accessing hardstanding for off street parking
REAR:- Level garden being laid mainly to lawn with an initial patio area.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A+	A		A+	D	A
A	B		A	E	B
B	C		B	F	C
C	D		C	G	D
D	E		D		E
E	F		E		F
F	G		F		G
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
65			59		