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greenwoods
INDEPENDENT ESTATE AGENTS

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15 Allison Avenue, Brislington, Bristol, BS4 4PF

£230,000

Perfect for those looking to create a home just how they want it with the added bonus of some far reaching views and situated in a great location for the local amenities of Sandy Park, schooling and not forgetting the No1 bus service with its direct route to the city. In brief, the accommodation comprises entrance hall, bayed lounge, a separate dining room opening into the kitchen and a ground floor bathroom and with three bedrooms to the first floor. Whilst outside can be found front and rear gardens. Offered with no onward chain, call GREENWOODS on 01179777671 to arrange your viewing!



15 Allison Avenue, Brislington, Bristol, BS4 4PF

Accommodation comprises

Hallway

Via a uPVC double glazed front door. Stairs rising to the first floor with a storage cupboard under, uPVC double glazed window to the front, doors accessing:

Lounge 12'5" x 11'11" (3.8 x 3.64)

uPVC double glazed bay window to the front aspect, gas fire incorporating a back boiler.

Dining Area 8'4" x 11'11" (2.56 x 3.64)

Kitchen 6'11" x 10'4" (2.13 x 3.16)

uPVC double glazed window and door to the rear and is fitted with a range of wall and base units incorporating rolled edged worktops, inset sink, cooker point, plumbing for an automatic washing machine.

Bathroom

Fitted with a w.c, pedestal wash hand basin and a panelled bath with tiled splashbacks, radiator, uPVC double glazed window to the rear.

Landing

uPVC double glazed window to the side, doors to all rooms.

Bedroom One 10'2" x 13'0" (3.1 x 3.98)

uPVC double glazed bay window to the front aspect, built-in airing cupboard housing an insulated hot water tank, further cupboard with a uPVC double glazed window, radiator.

Bedroom Two 11'3" x 8'9" (3.45 x 2.67)

uPVC double glazed window to the rear, radiator.

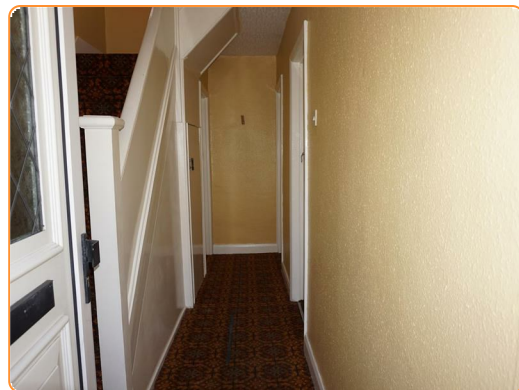
Bedroom Three 8'4" x 8'11" (2.56 x 2.72)

uPVC double glazed window to the rear, built-in cupboard, radiator.

Outside

Front: Steps down to the front door and side.

Rear: Benefitting a Westerly aspect and being presented mainly to lawn with established conifers and shrubs.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Not energy efficient - lower energy costs		Not environmentally friendly - lower CO ₂ emissions	
Energy A	Energy D	Env A	Env C
100-91	81-65	100-91	81-65
90-81	71-55	71-55	55-41
71-55	61-45	41-27	27-13
61-45	51-35	13-0	0
51-35	41-27		
41-27	31-19		
31-19	21-13		
21-13	13-0		
13-0	0		
Not energy efficient - higher energy costs	Not energy efficient - higher energy costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
48	84	41	82
England & Wales	England & Wales	England & Wales	England & Wales
2009/10 EPC	2009/10 EPC	2009/10 EPC	2009/10 EPC