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83 School Road, Brislington, Bristol, BS4 4NE

£265,000

A delightful family home perfect for those with 'green fingers' as this property backs onto the chalet gardens allotments and has Victory Park only a stroll away. In brief, the accommodation comprises entrance hall with an understairs cloakroom, lounge and a kitchen dining room plus three bedrooms and the bathroom to the first floor. Whilst outside the front provides the all-important off street parking, access to an attached garage and with the rear garden being presented to patio and lawn. Offered with no onward chain, call GREENWOODS on 01179777671 to arrange your viewing.



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Accommodation Comprises

Entrance

uPVC double glazed entrance door set beneath a tiled canopy into:-

Hall

Stairs rising to the first-floor with a cloakroom under, radiator, telephone point, doors accessing:-

Cloakroom

Fitted with a low-level w/c, wash hand basin, extractor fan and wall light.

Lounge 12'9" x 13'1" (3.9m x 4m)

uPVC double glazed bow bay window to the front aspect, coved ceiling, stone fire surround housing an electric fire, tv and Virgin media points, radiator, glazed double doors opening to the dining area:-

Kitchen/Diner 8'10" x 19'8" (2.7m x 6m)

Being fitted with a range of wall, base and drawer units incorporating rolled edged worktops with a breakfast bar and tiled splashbacks, inset one and a half bowl drainer sink unit, built-in double oven with a gas hob and extractor over, integrated fridge, uPVC double glazed windows and door to the rear garden, radiator.

Landing

Double glazed window to the side aspect, access hatch to the loft space and with doors accessing:-

Bedroom One 12'9" x 10'4" into wardrobes (3.9m x 3.16m into wardrobes)

uPVC double glazed window to the front aspect, built-in mirrored wardrobes to one wall, coved ceiling, radiator.

Bedroom Two 9'2" x 13'1" (2.8m x 4m)

uPVC double glazed window to the rear aspect, mirrored wardrobes to one wall, built-in airing cupboard with a radiator, telephone point, radiator.

Bedroom Three 9'10" x 5'6" increasing to 8'10" (3m x 1.7m increasing to 2.7m)

uPVC double glazed window to the front aspect, built-in mirrored wardrobes, radiator.

Bathroom

Being fitted with a walk in glazed shower cubicle housing a main thermostatic shower, w/c and a pedestal wash hand basin, fully tiled walls, radiator, uPVC double glazed window to the rear aspect.

Gardens

Front:- Laid to brick, pavier providing off street parking and with an area laid to chippings.

Rear:- Boasting a Southerly aspect and presented to patio and lawn with flower shrub borders, gated side access, timber shed, water supply, security light.

Outlook



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			A		
B			B		
C			C		
D			D		
E			E		
F			F		
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		
66			81		