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**greenwoods**  
INDEPENDENT ESTATE AGENTS

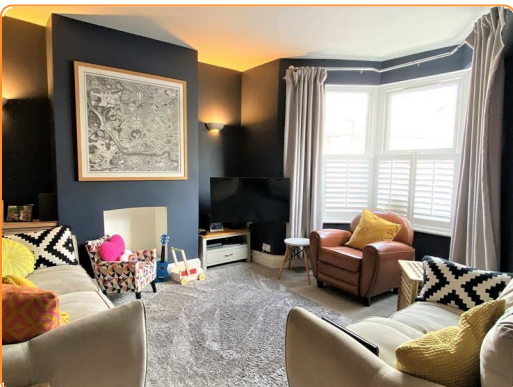
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## 2 Sandgate Road, Brislington, Bristol, BS4 3PS

**£325,000**

Beautifully presented and modernised over recent years to include a very stylish kitchen with Bosch and Smeg appliances, a stunning bathroom complete with a walk-in shower plus the introduction of the all important cloakroom, the location is also 'spot on' as you're only a stroll from Sandy Park Road with its cafes, bars and convenience stores and with the city also within walking distance for most! From the start you will be impressed as the hallway hides a small office area and leads to the cloakroom, a bayed lounge and a separate dining room with a log burner of which opens to the a re-fitted kitchen, whilst to the first floor are three bedrooms and a stunning bathroom complete with a separate shower cubicle, not forgetting the low maintenance designed Southerly aspect rear garden with artificial lawn and a pergola. Most definitely sure to generate serious interest so be quick, come and take a look.





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### Accommodation Comprises

#### Entrance

Double glazed composite entrance door with a top light into:-

#### Vestibule/Hall

Coved ceiling, part glazed into the hallway with staircase to the first floor with a storage cupboard and opening under, wood effect flooring, vertical radiator, doors:-

#### Lounge 13'5" x 12'9" (4.1m x 3.9m)

uPVC double glazed bay window to the front aspect opening to the chimney, wall lights, radiator.

#### Dining Room 10'9" x 13'1" (3.3m x 4m)

uPVC double glazed window to the rear aspect, open chimney housing a log burner, built in cupboard & Shelving to alcoves, ceiling rose, radiator, opening to:-

#### Kitchen 13'8" x 7'4" (4.17m x 2.24m)

Fitted with a range of modern high gloss wall, base and drawer units with under cabinet light incorporating wood effect worktops with Metro tiles splashbacks, inset ceramic drainer sink unit, built in Bosch double oven, inset five ring Smeg gas hob with an extractor hood over, integrated dishwasher, plumbing for automatic washing machine, tiled flooring, uPVC double glazed windows and door to the rear garden, velux roof light, convector heater, wall mounted Worcester combi

#### Cloakroom

Modern fitted suite to include vanity wash hand basin and a low level w/c.

#### Landing

Balustrade landing with an access hatch to the loft space and a built in storage/airing cupboard, doors accessing:-

#### Bedroom One 13'5" x 11'3" (4.1m x 3.43m)

uPVC double glazed bay window to the front aspect, built in wardrobes, coved ceiling, radiator.

#### Bedroom Two 10'7" x 9'6" (3.25m x 2.92m)

uPVC double glazed window to rear aspect, coved ceiling, radiator.

#### Bedroom Three 10'2" x 4'7" (3.10 x 1.4m)

uPVC double glazed window to the front aspect, radiator.

#### Bathroom 11'1" x 6'5" (3.38m x 1.98m)

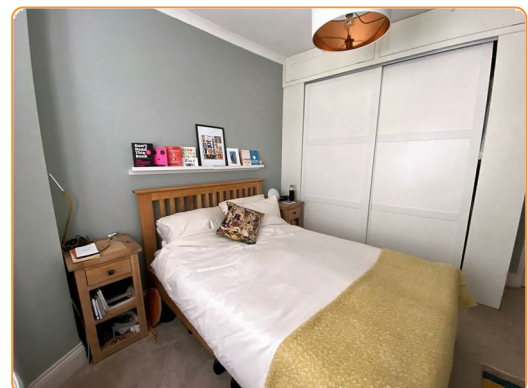
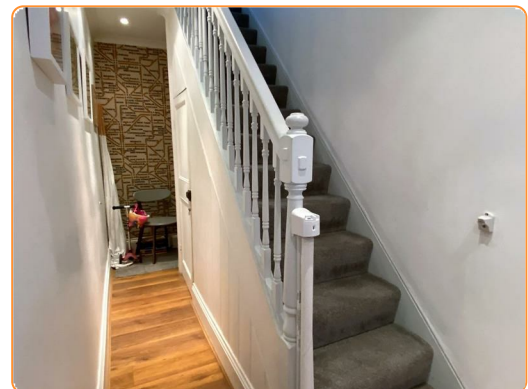
uPVC double glazed window to the rear aspect, modern fitted suite comprising low level w/c, floating wash hand basin, a double ended bath with a mixer shower and a glazed walk in shower having a mains thermostatic Monsoon shower and rinsers, part tiled walls, tiled flooring, chrome heated towel rail, extractor fan, uPVC double glazed window to the rear aspect.

#### Gardens

Front - Wooden entrance gate with a period tiled pathway leading to the front door and enclosed by low walling. Area laid to stone chippings with flower borders, timber recycling storage unit.

Rear - Enclosed and boasting a Southerly aspect, presented to a low maintenance design with patio with established flower beds, artificial lawn, pebbles and a deck with pergola. Timber shed, power, lighting and water supplies.

### Additional Images



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Not energy efficient - lower energy costs		Not environmentally friendly - lower CO <sub>2</sub> emissions	
61		84	
65		57	
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
2009/10 EPC		2009/10 EPC	