



87, High Street, Wick, Bristol, BS30 5QQ

£379,500

CHARM, CHARACTER AND STYLE A

beautifully presented three bedroom end of terrace cottage offering a wealth of character situated in the heart of this sought after village. This stunning property is presented to a very high standard and offers spacious accommodation to include an entrance lobby, a wonderful lounge with wood flooring and a stone feature fireplace with gas fire and feature glazed door leading into a quality fitted kitchen/dining room with ample storage. To the first floor is a landing which leads to three bedrooms and a delightful bathroom. To the rear of the property is a private and enclosed garden with well stocked flower and shrub borders, a lawn and patio and further seating area. Further benefits include a generous front garden with off street parking for two cars , Upvc double glazing and gas central heating. Well placed for both centres of Bristol and Bath and sure to create great interest early viewing of this stunning property is highly recommend.

Entrance

The entrance to the property is through a composite door with glazed panel into the entrance lobby.

Entrance lobby

Half glazed door to the lounge, tiled floor, two Upvc double glazed windows, exposed stone walls, radiator.

Lounge

19'8" x 11'10" max (5.97m x 3.61m)

Upvc double glazed bay window to the front , feature fireplace with exposed stone wall with gas wood buirner style fire, wooden mantle, staircase to the first floor, double radiator, half galed wooden door into the kitchen/dining room, TV point.

Kitchen / Dining Room

13' 5" x 11' 7" (4.09m x 3.53m)

Upvc double glazed window to the rear, composite stable door to the rear garden, range of wall and base units with square edge work surfaces, tiled splash backs, range master

cooker, cooker hood, space for a fridge/freezer, space and plumbing for a washing machine, wall mounted Vaillant boiler (2 years old) wooden flooring.

Landing

Access to a boarded loft space with ladder and light, wooden latch doors to bedrooms and bathroom.

Bedroom One

12' 5" x 11' 6" (3.79m x 3.51m)

Upvc double glazed leaded window to the front, wooden flooring and radiator.

Bedroom Two

13' 6" x 7' 8" narrowing to 6' 2" (4.12m x 2.33m)

Upvc double glazed leaded window to the rear, wooden flooring and radiator.

Bedroom Three

8' 3" x 6' 2" (2.51m x 1.89m)

Upvc double glazed leaded window to the side, wooden flooring, radiator.





Bathroom

6' 7" x 4' 11" (2.01m x 1.51m)

Upvc obscure double glazed window to the rear, modern white suite comprising of a panel bath with rain fall shower and shower attachment, shower screen, vanity wash hand basin, low level WC, tiled flooring, part tiled walls, extractor fan, inset shelving, inset lighting, antique style radiator.

Front garden

The front garden is of a generous size with a gravelled driveway providing off street parking for two cars, there is a pathway leading to the front door, a lawn, flower and shrub borders and a wooden storage container.



Rear Garden

The rear garden is of a good size which is private and enclosed, it is mainly laid to lawn and patio with mature shrub and flower borders and a further shingle seating area. There is a brick built storage outbuilding and power and water supply,

Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

Band C



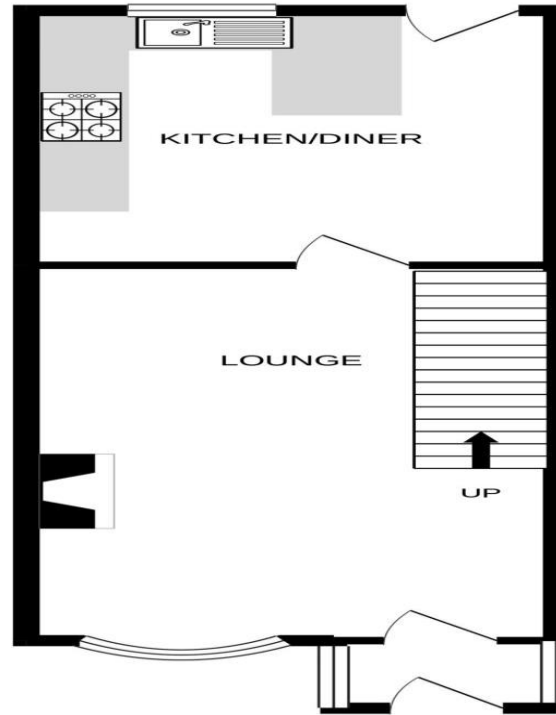
This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

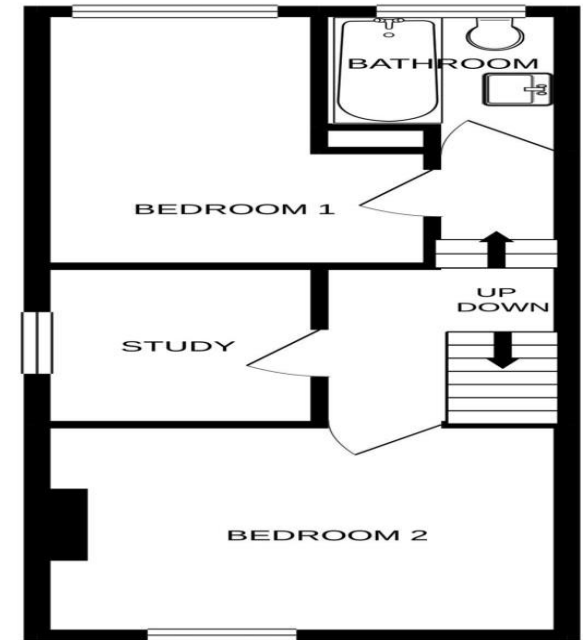
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

GROUND FLOOR
37.7 sq.m. (406 sq.ft.) approx.



1ST FLOOR
35.8 sq.m. (385 sq.ft.) approx.



TOTAL FLOOR AREA: 73.5 sq.m. (791 sq.ft.) approx.
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For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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