



G R E G O R Y S
— E S T A T E A G E N T S —

15 Wick Road
Bristol, BS4 4HA

Offers Over £425,000



A handsome single bay fronted period terraced home situated within the bustling district of Brislington. This three bedroom family home is nestled amongst an attractive terrace of character homes upon a sought-after road in this popular part of the city. Having been home to the present custodians for some years, this attractive home is brought to the market in a good order, boasting modern additions without the loss of its character and charm. Internally the property is arranged to accommodate two independent reception rooms, with the bay fronted lounge charming to the front, and a bright, sociable dining room at the rear. The kitchen boasts an opening onto the dining area, making for a sociable, pleasant space for enjoying the company of family and friends. A utility room and ground floor bathroom offer further conveniences to the lower level. To the first floor, the principle bedroom can be found at the front, boasting an en-suite shower room. Exposed brick and floorboards are a welcome find. Two additional, well proportioned bedrooms reside to the rear. Externally, there are both front and rear gardens, with the rear garden providing a bright and reasonably low maintenance space, with some attractive features including established shrubs and a herringbone pathway to an impressive double garage. For those seeking a charming, well kept-home with great access into the city centre, this Victorian gem could be just the ticket.

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ACCOMMODATION

ENTRANCE HALLWAY

uPVC door to front aspect with obscured glazed inserts, stairs to the first floor, wooden balustrade, radiator, cupboard housing electric meter and fuse board, dado rail, ceiling cornice, wood effect flooring, doors to ground floor rooms

LOUNGE 13' 0" x 16' 5" (3.95m x 5.01m)

(Measurements taken into maximum points) Double glazed bay window to the front aspect, radiator, ceiling cornice, picture rail, ceiling rose, a feature fireplace with exposed brick, gas far, marble hearth and wooden surround, wood effect flooring

KITCHEN 10' 2" x 9' 8" (3.10m x 2.95m)

A kitchen comprising contemporary high gloss matching wall and base units with wood effect roll top laminate worktops over, a moulded one and a half composite sink and drainer with mixer tap, a fitted electric oven, a five ring gas hob, decorative splash back tiles, a large opening through to the dining room, downlighting, double glazed window to the rear, a door leading to the utility room

DINING ROOM 9' 10" x 13' 10" (3.00m x 4.22m)

(Measurements taken into maximum points) uPVC double glazed French doors to the rear garden, an exposed brick feature chimney breast with an opening for an ornamental stove, radiator, dado rail, coved ceiling, ceiling rose, wood effect flooring

UTILITY ROOM 9' 7" x 5' 9" (2.92m x 1.76m)

uPVC obscured double glazed window and door to the side aspect, space and plumbing for a washing machine and freestanding fridge/freezer, wall mounted Worcester gas fired combination boiler, radiator, loft hatch, door to ground floor bathroom

BATHROOM

A white three piece suite comprising paneled bath with electric shower over, a low level w.c, pedestal wash hand basin, splash back tiles, stainless steel ladder effect radiator, vinyl flooring, extractor fan, uPVC obscured double glazed window to the rear

FIRST FLOOR LANDING

Stairs leading from the ground floor, doors to rooms, dado rail, coved ceiling

BEDROOM ONE 13' 1" x 13' 11" (4.00m x 4.25m)

(Measurements taken into maximum points) Double glazed window to the front, radiator, coved ceiling, picture rail, ceiling rose, exposed brick feature chimney breast with Cast Iron ornamental fireplace, door to en-suite

EN-SUITE SHOWER ROOM

A modern white three piece suite comprising single corner shower enclosure with mains shower over, pedestal wash hand basin with chrome mixer tap, a low level w.c, radiator, partially tiled walls, vinyl flooring, loft hatch, obscured double glazed window to the front

BEDROOM TWO 9' 10" x 13' 9" (3.00m x 4.20m)

(Measurements taken into maximum points) Double glazed window to the rear aspect, radiator, picture rail, coved ceiling

BEDROOM THREE 10' 6" x 9' 5" (3.20m x 2.86m)

Double glazed window to the rear, radiator, coved ceiling

FRONT GARDEN

A gated garden with lawn, mature shrubs and a pathway leading to the property, walled boundaries

REAR GARDEN

An enclosed rear garden mainly laid to paving and decorative shingle, mature shrubs, water feature, enclosed by wall and fencing, tap and light, Herringbone style brick pathway leading to the garage

DOUBLE GARAGE

A sizeable double garage with pedestrian access door from the garden, an 'up and over' vehicle door to the rear, double glazed window to the front, power and lighting, fuse board





Ground Floor
621 sq.ft. (57.7 sq.m.) approx.

1st Floor
510 sq.ft. (47.3 sq.m.) approx.

