



SARAH CLARK
PROPERTY CONSULTANTS

7 |
WILDCROFT ROAD, BRISTOL, BS9 4HZ



Features

- Beautifully presented semi-detached home
- 3 bedroom
- Open-plan layout
- Sunny rear garden
- Off-street parking
- Quiet residential location





Reception

14'10" x 12'7" (4.53m x 3.86m)

This lovely reception room makes the most of the view of the sunny rear garden through the patio doors. It is neutrally decorated with wood-effect flooring and manages to feel both stylish and cosy all at once.

Kitchen

8'5" x 8'0" (2.58m x 2.45m)

Bright and stylish this kitchen is well-designed to maximise storage space. The modern appliances include an electric oven and induction hob, fridge and even a waste disposal unit. The larger appliances are housed in the garage to free up cupboard space and there is also a handy breakfast bar with storage built-under.

Bedroom one

8'7" x 10'9" (2.62m x 3.30m)

The two double bedrooms are similar in size but the front bedroom has a feature bay window so is currently used as the master. Neutrally decorated and carpeted.

Bedroom two

8'7" x 11'0" (2.62m x 3.37m)

Again neutral decoration and carpet the second bedroom has a window overlooking the rear garden and is light and bright.

Bedroom three

5'10" x 7'1" (1.79m x 2.17m)

The third bedroom is currently utilised as a study and has a window to the rear garden.

Shower room

The lovely shower room is modern and stylish with large walk-in shower and wc and basin in a vanity unit.

Garage

7'11" x 16'4" (2.42m x 4.98m)

The garage is currently used as a very large utility room and for storage. There is plenty of space for the boiler, washing machine and a fridge/freezer.

Outside

To the rear of the property is a good-sized sunny garden laid to lawn and with a range of mature shrubs and small trees. There is also a patio. The garden benefits from a nice open aspect. The front of the property has off-street parking for two cars.



TENURE

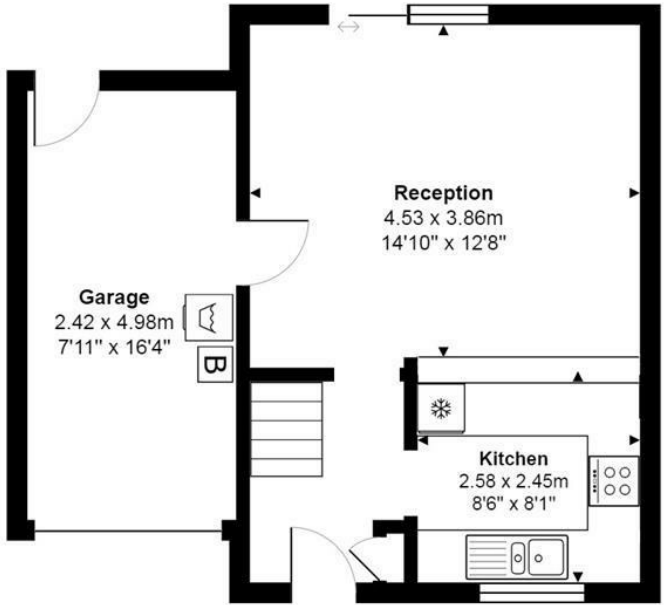
SERVICES

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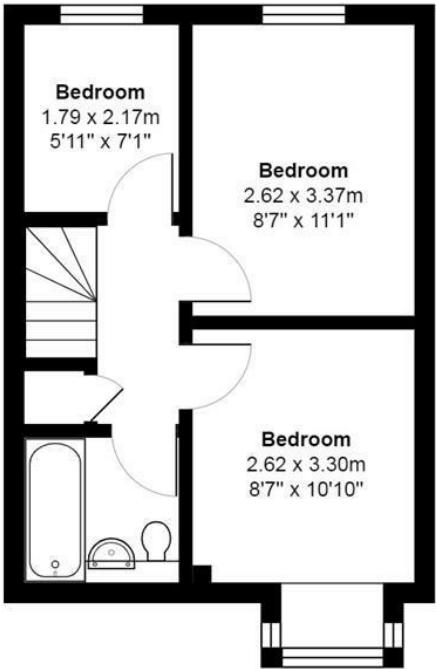
LOCAL AUTHORITY

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7 Wildcroft Road



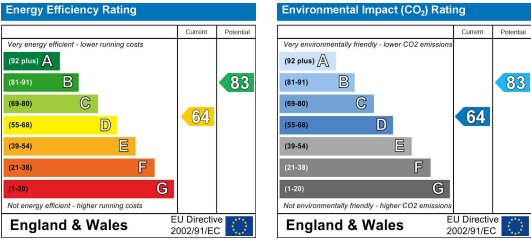
Ground Floor
Area: 42.1 m² ... 454 ft²



First Floor
Area: 30.2 m² ... 325 ft²

Total Area: 72.3 m² ... 778 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.