



Connells

Pendock Close
Bitton Bristol



Property Description

A beautifully presented staggered terrace in Bitton. This property comprises entrance porch, good size lounge and kitchen/dining room. To the first floor there are three good size bedrooms and modern style shower room. To the rear is a good size enclosed garden. This property further benefits from a garage with parking space. Viewing is highly recommended.

Entrance Porch

Double glazed lead effect window to the side, double glazed composite door to the front, cloaks cupboard, wood and glazed panel door to the lounge.

Lounge

16' 9" max x 13' 4" (5.11m max x 4.06m)
Double glazed lead effect window to the front, gas fire with surround, stairs leading to the first floor, 2 radiator, sliding door to the kitchen/dining room.

Kitchen/ Dining Room

16' 9" x 11' 2" (5.11m x 3.40m)
Two double glazed windows to the rear, double glazed door to the rear garden, a range of modern style fitted wall and base units, work tops, tiled splashbacks, space for washing machine, one and a half bow; sink unit with mixer tap, part tiled flooring in kitchen area, built in eye level electric oven, 4 ring gas hob with extractor hood over, integrated fridge, integrated freezer, integrated dishwasher, space for tumble dryer, breakfast bar, radiator.

First Floor Landing

Loft Access with loft ladder (boarded with light) cupboard housing the hot water tank.

Bedroom One

8' from front of wardrobe x 12' 2" (2.44m from front of wardrobe x 3.71m)
Double glazed lead effect window to the front,

a range of fitted wardrobes with over head storage cupboards, matching draw units and head board, radiator

Bedroom Two

10' 2" from front of wardrobes x 9' 2" plus door recess (3.10m from front of wardrobes x 2.79m plus door recess)
Double glazed window to the rear, fitted wardrobes, radiator.

Bedroom Three

7' 7" max x 6' 6" (2.31m max x 1.98m)
Double glazed lead effect window to the front, radiator, fitted wardrobe.

Shower Room

Double glazed frosted window to the rear, a three piece suite comprising double corner shower unit, combination vanity sink unit and low level WC, tiled walls, down lighters, tiled flooring, radiator, extractor fan

Front Garden

Open plan with steps leading to the front door.

Rear Garden

Enclosed garden decorative gravel, mature plants and shrubs, wooden shed, palm tree, wooden shed, pedestrian rear access.

Garage

In a block and marked, metal up and over door,, apex storage and gravel driveway to the front.,





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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