



Connells  
FOR SALE

Connells

Ansteys Road  
Hanham BRISTOL



## Property Description

A well presented detached house that comprises entrance hall, good size lounge, modern style fitted kitchen with integrated appliances and downstairs shower room. To the first floor are four good size bedrooms and modern style family bathroom. To the rear is a good size well presented garden. to the side is a shared driveway to a garage. this property is offered chain free.

## Entrance Hall

Double door to the front, frosted porthole window to the side, stairs to the first floor,

## Shower Room

Double glazed frosted window to side, a three piece suite comprising enclosed shower cubicle, wash hand basin, low level WC, tiled splash backs, contemporary style radiator.

## Lounge

16' x 11' 4" ( 4.88m x 3.45m )  
Double glazed bow window to the front, radiator, down lighters, electric fire

## Kitchen/ Dining Room

17' 8" x 11' 3" ( 5.38m x 3.43m )  
Double glazed patio doors to the rear garden, double glazed window to the rear, a range of modern style fitted wall and base units, work tops, tiled splashbacks, integrated dishwasher, space for range style cooker, breakfast bar island, cooker hood, sink unit with mixer tap, space for washing machine, space for fridge/freezer, radiator with cover, down lighters, cupboard housing the gas boiler,

## First Floor Landing

Double glazed window to the side, loft access, storage cupboard.

## Bedroom One

11' 1" x 9' 4" ( 3.38m x 2.84m )  
double glazed window to the front, radiator

and cover, downlighters

## Bedroom Two

9' 7" x 9' 1" ( 2.92m x 2.77m )  
Double glazed window to the rear, radiator with cover

## Bedroom Three

9' 6" x 7' 7" ( 2.90m x 2.31m )  
Double glazed window to the rear, radiator with cover

## Bedroom Four

9' 2" max x 8' 10" ( 2.79m max x 2.69m )  
Double glazed window to the front, radiator (stair head protrudes into the room)

## Bathroom

Double glazed frosted window to the side, double ended bath with central mixer tap with shower attachment, vanity sink unit, low level WC, tiled flooring, down lighters, extractor fan, heated towel rail.

## Front Garden

Open plan with driveway to the side leading to the garage

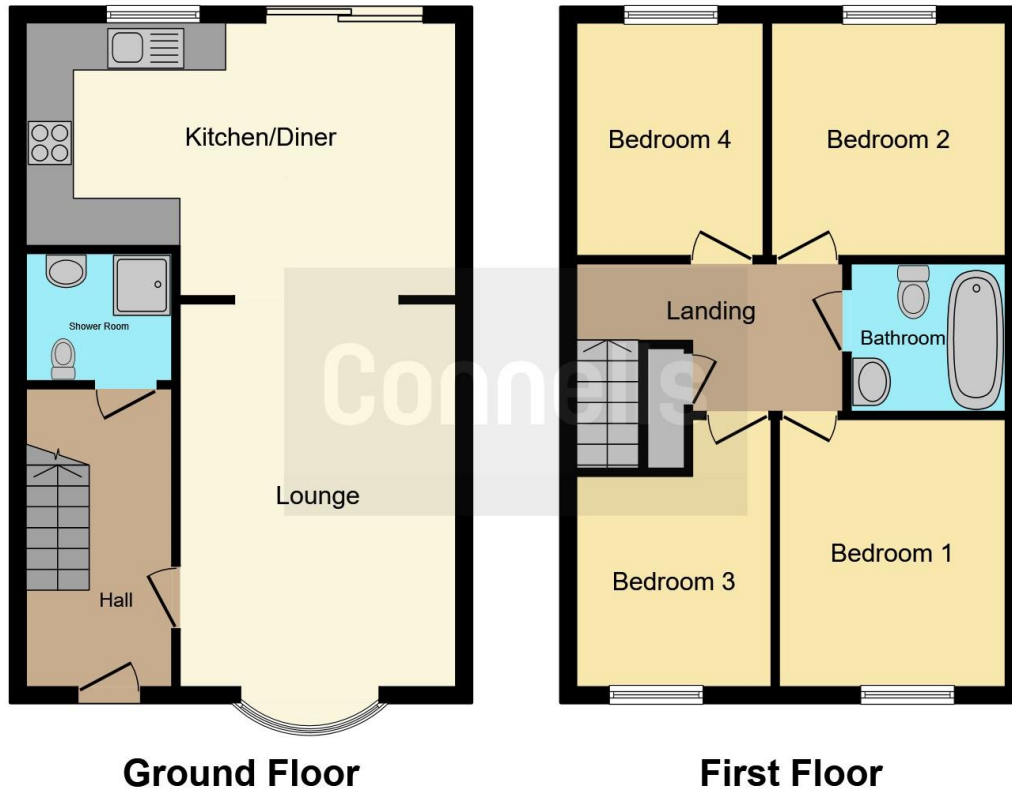
## Rear Garden

Enclosed by penal fencing with artificial lawn, paved patio and flower borders

## Garage

Via shared driveway, metal up and over door, light and power.





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](http://www.focalagent.com)

To view this property please contact Connells on

**T 0117 932 8684**  
**E [longwellgreen@connells.co.uk](mailto:longwellgreen@connells.co.uk)**

131 Bath Road Longwell Green  
 BRISTOL BS30 9DD

**EPC Rating: D**

**view this property online [connells.co.uk/Property/BLG103715](http://connells.co.uk/Property/BLG103715)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BLG103715 - 0005