



**Connells**

Barry Close  
Bitton Bristol



### Property Description

Situated in a cul de sac is this lovely chalet style semi detached house offering flexible accommodation. To the ground floor there is an entrance hall, good size lounge, kitchen/diner, bedroom three/reception room and bathroom. To the first floor are two good size double bedrooms. There is a lovely wrap around mature garden. Viewing is highly recommended to appreciate all this property has to offer.

### Entrance Hall

Double glazed door to the front, stairs to the first floor, radiator

### Lounge

17' 1" x 10' 9" max ( 5.21m x 3.28m max )  
Double glazed window to the front, gas fire with surround, radiator

### Kitchen/ Dining Room

13' 2" max x 11' 2" ( 4.01m max x 3.40m )  
Double glazed window to the rear. a range of fitted wall and base units,;rolled edge work tops, tiled splashbacks, stainless steel sink unit with mixer tap .electric hob, under counter electric oven, space for fridge/freezer, space for washing machine, beamed ceiling, radiator and door to rear lobby

### Rear Lobby

Double glazed door to the rear garden, cupboard housing the gas boiler

### Bedroom Three / Reception Room

Double glazed window to the rear, radiator, laminate wood effect flooring.

### Bathroom

Double glazed frosted window to the rear, panel bath with mains shower over, pedestal hand basin, low level WC, tiled walls, radiator.

### Fisrt Floor Landing

#### Bedroom One

15' x 11' ( 4.57m x 3.35m )  
Double glazed window to the front, fitted wardrobes, radiator

#### Bedroom Two

14' 9" x 8' 1" max ( 4.50m x 2.46m max )  
Double glazed window to the rear, fitted wardrobes, radiator.

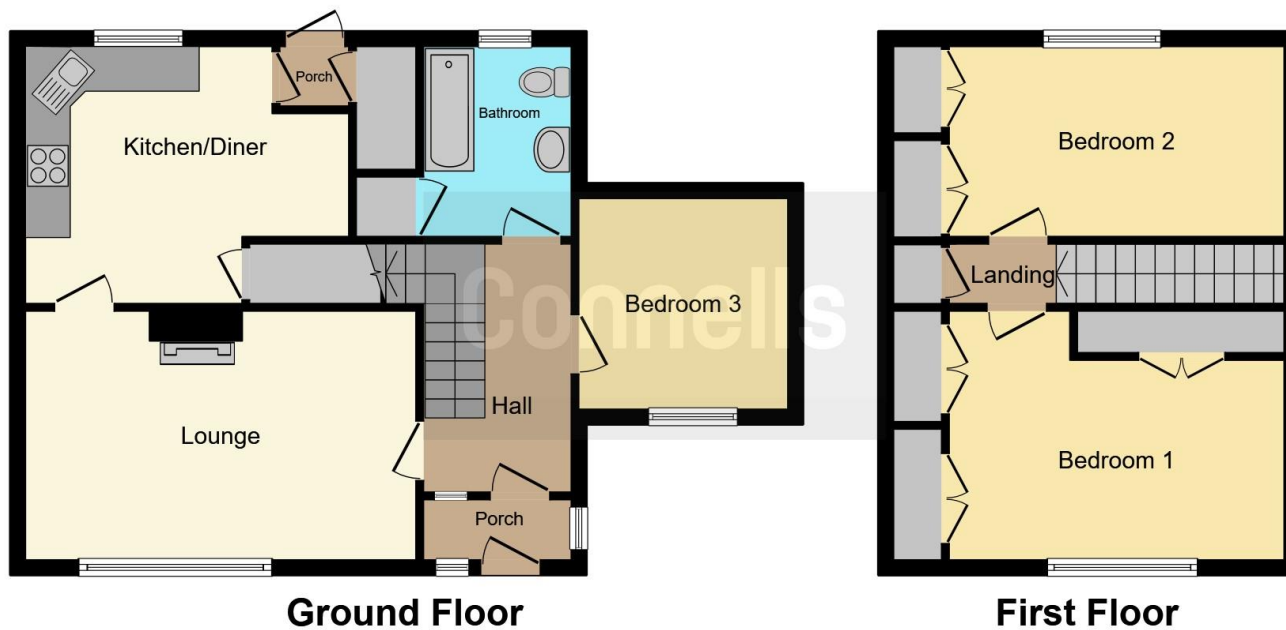
### Front Garden

Enclosed by railings, lawn area, flower borders and path to to front door.

### Rear Garden

Enclosed by fencing with lawn, wooden shed, flower border, side access.





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)

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**EPC Rating: D**

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Tenure: Freehold



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