



Connells

Marygold Leaze
Bristol



Property Description

A lovely end of terrace house comprising entrance porch, entrance hall, kitchen and lounge/dining room. To the first floor there are two double bedrooms and shower room. This property further benefits from a good size corner plot garden and communal off street parking. This property is offer CHAIN FREE.

Entrance Porch

Double glazed door to the side, double glazed windows to either side, tiled flooring.

Entrance Hall

Double glazed door to entrance porch, double glazed ceiling to floor window to the side, radiator, stairs to the first floor.

Lounge/ Dining Room

15' 7" plus recess x 10' 6" (4.75m plus recess x 3.20m)

Double glazed window to the front, radiator, open fireplace, wooden display units.

Kitchen

10' 2" x 9' 9" (3.10m x 2.97m)

Double glazed window to the rear, double glazed door to the rear garden, a range of fitted wall and base units rolled edge work tops, tiled splashbacks, space for cooker, space for washing machine, space for fridge/freezer. sink unit with mixer tap, cooker hood, understairs storage cupboard, radiator.

Bedroom One

15' 3" max x 10' 7" (4.65m max x 3.23m)

Double glazed window to the front, radiator

Bedroom Two

11' 2" x 8' 5" plus door recess (3.40m x 2.57m plus door recess)

Double glazed window to the rear, radiator.

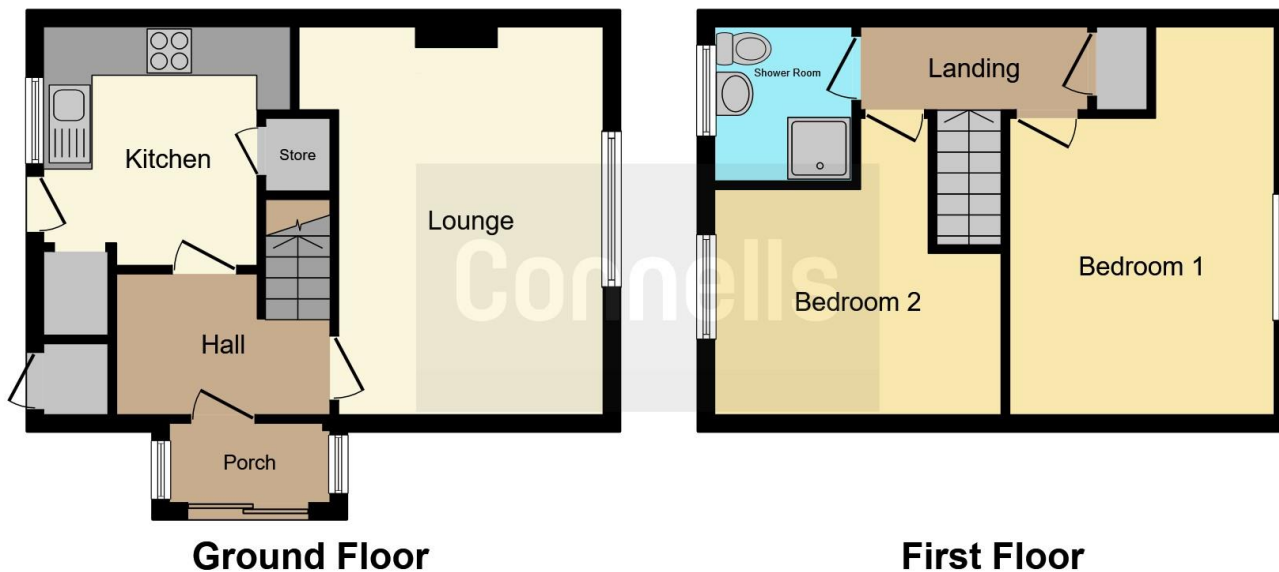
Shower Room

Double glazed frosted window to the rear, a three piece bathroom suite comprising enclosed shower cubicle with electric shower over, pedestal hand basin, low level WC, tiled walls, radiator, electric wall heater.

Garden

A corner plot garden enclosed with brick built shed, lawn, paved patio, security light, water tap and borders hosting plants and shrubs.





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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