



**Connells**

Monkton Road  
Hanham Bristol





## Property Description

A 1950's style extended terrace that comprises entrance hall lounge, extended dining room and extended kitchen. To the first floor there are three bedrooms, the main bedroom is a generous size with en-suite shower room and in addition is a family bathroom. This property further benefits from a loft room with paddle stairs and a good size garden with off street parking to the rear.

## Entrance Hall

Double glazed to front, stairs to first floor, laminate wood effect flooring

## Lounge

13' 1" max x 13' ( 3.99m max x 3.96m )  
Double glazed bay window to the front, laminate wood effect flooring, gas fire and surround, picture rail, radiator.

## Dining Room

21' 1" max x 11' 8" max ( 6.43m max x 3.56m max )  
Double glazed french doors to the rear garden, laminate wood effect flooring, picture rail, radiator.

## Kitchen

17' x 8' 5" max ( 5.18m x 2.57m max )  
Double glazed window to the rear, a range of fitted wall and base units with rolled edge worktops, tiled splashbacks, one and a half bowl sink unit with mixer tap, space for electric cooker, space for fridge/freezer, place for washing machine.

## First Floor Landing

Built in storage cupboard, paddle ladder to loft room.

## Bedroom One

21' 4" max x 12' max ( 6.50m max x 3.66m max )  
Double glazed window to the rear, radiator

## En-Suite

Double glazed frosted window to the rear, enclosed shower cubicle, pedestal hand basin. low level WC

## Bedroom Two

11' 7" x 12' 1" ( 3.53m x 3.68m )  
Double glazed window to the front, radiator

## Bedroom Three

8' 4" x 6' 8" ( 2.54m x 2.03m )  
Double glazed window to the front, radiator

## Bathroom

Double glazed frosted window to the rear, a three piece bathroom suite comprising panel bath, pedestal hand basin, low level WC, heated towel radiator, radiator.

## Loft Room

Double glazed window to the rear, radiator.

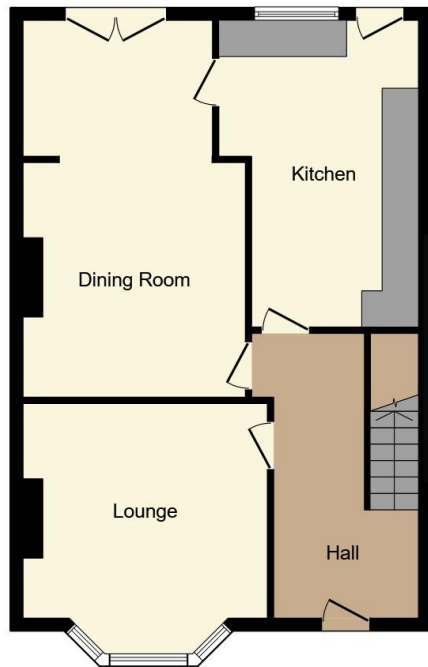
## Front Garden

Enclosed by low level boundary wall with a path to the front door

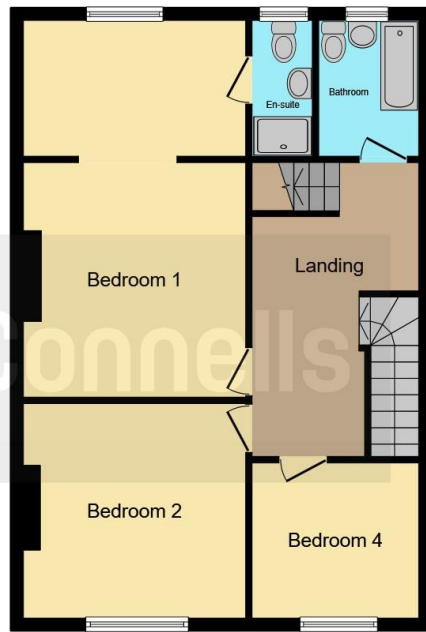
## Rear Garden

Enclosed with lawn, mature plants and shrubs and pedestrian rear access to parking.

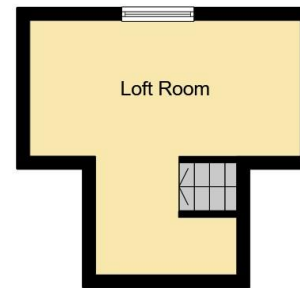




**Ground Floor**



**First Floor**



**Second Floor**



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**EPC Rating: D**

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Tenure: Freehold



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