



**Connells**

Champion Road  
Bitton Bristol





### Property Description

A beautifully presented town house, constructed by Messrs Linden Homes, circa 2018. Conveniently placed with great commuting links to both Bath and Bristol, Bitton boasts a highly regarded primary school, The Meadows, with Oldfield Park Secondary school nearby. Situated on the former Bitton Mill site, this impressive development boasts architectural designs, reminiscent of the former Mill. This property is over three floors and offers to the ground floor entrance hall, modern style kitchen/dining room and cloakroom/WC. To the first floor is a good size lounge with Juliet balcony to the rear and main bedroom with en-suite shower room. To the second floor are three good size bedrooms and family bathroom. This property further benefits from an integral garage, double driveway and enclosed well presented, rear garden. Viewing is highly recommended to appreciate all this property has to offer.

### Entrance Hall

Composite door to the front, stairs to the first floor with understairs storage cupboard, radiator

### Cloakroom/Wc

Low level Wc, pedestal hand basin, tiled splashbacks, extractor fan, radiator.

### Kitchen/ Dining Room

17' 2" x 11' 8" ( 5.23m x 3.56m )  
Double glazed window to the rear, double glazed french doors to the rear garden, a range of modern style fitted wall and base units, work tops with matching splashbacks, composite one and a half bowl sink unit with mixer tap, cupboard concealing the gas boiler, under counter electric oven, gas hob with cooker hood over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, radiator.

### First Floor Landing

### Lounge

17' 1" x 11' 8" ( 5.21m x 3.56m )  
Double glazed french door leading to Juliet balcony to the rear, radiator x 2

### Bedroom One

12' 4" x 10' 2" max ( 3.76m x 3.10m max )  
Two double glazed windows to the front, radiator.

### En-Suite

Walk in double shower cubicle, pedestal hand basin, low level WC, heated towel radiator, extractor fan, shaver point

### Second Floor Landing

Loft access, radiator, cupboard housing the hot water tank, storage cupboard

### Bedroom Two

12' 5" x 8' 3" ( 3.78m x 2.51m )  
Double glazed window to the rear, radiator

### Bedroom Three

12' 2" x 8' 4" ( 3.71m x 2.54m )  
Double glazed window to the rear, radiator.

### Bedroom Four

10' 2" x 10' 5" max ( 3.10m x 3.17m max )  
Double glazed frosted window to the front , a four piece bathroom suite comprising panel bath with mixer tap, enclosed shower cubicle, pedestal hand basin, low level WC, tiled splashbacks, heated towel rail, extractor fan, shaver point.

### Garage

17' 2" x 9' 4" ( 5.23m x 2.84m )

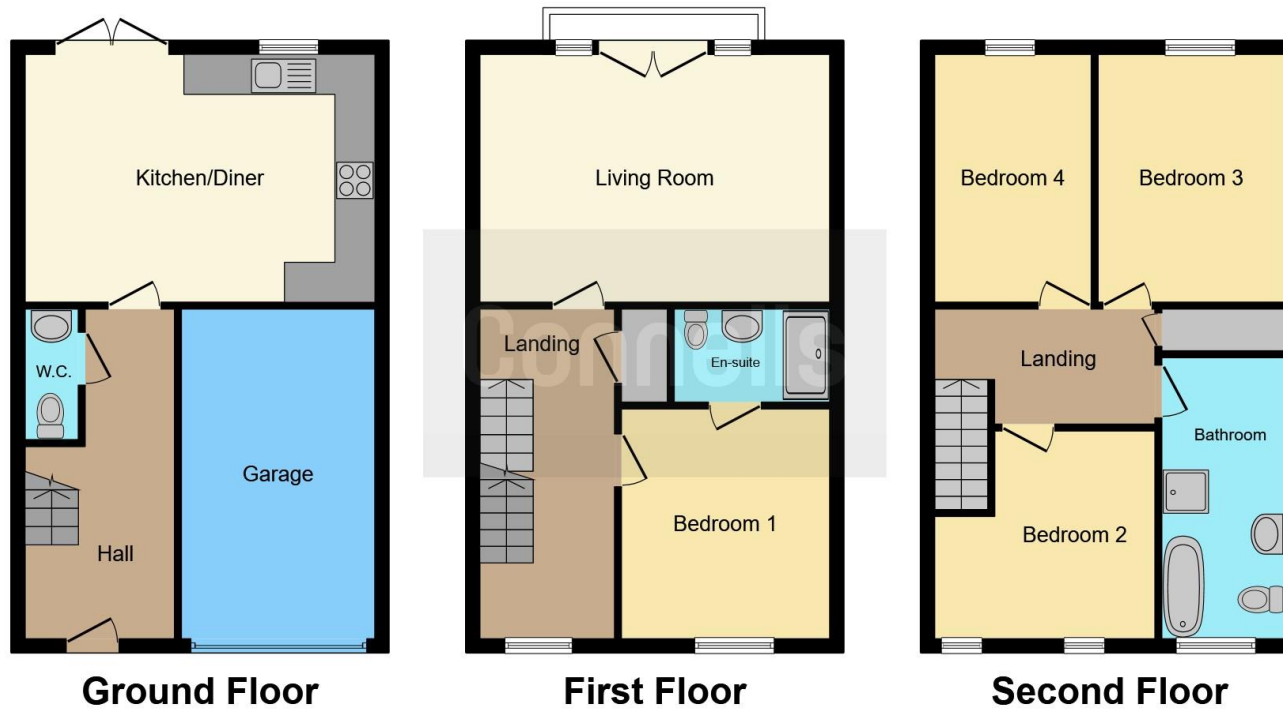
Metal up and over door, light and power, with double driveway to the front

### Rear Garden

Enclosed by high level fencing with lawn area, paved patio, decorative gravel, borders hosting plants and shrubs, wooden shed.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: B**

**view this property online [connells.co.uk/Property/BLG103915](https://www.connells.co.uk/Property/BLG103915)**



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](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: BLG103915 - 0002