



Connells

Pendock Close
Bitton Bristol



Property Description

A very well presented end of terrace in a lovely location overlooking a green to the front. The property comprises entrance porch, generous size lounge/dining room with spiral staircase and modern style kitchen. To the first floor are three good size bedrooms and bathroom. To the rear is a good size garden with workshop that has light and power. In addition there is a garage in block with parking space to the front.

Entrance Porch

Double glazed door to the front and door to the lounge

Lounge Area

17' 1" x 12' 9" (5.21m x 3.89m)

Double glazed window to the front, double glazed french doors to the rear garden, spiral staircase to the first floor, inset gas fire, radiator.

Dining Room Area

11' 3" x 7' 6" (3.43m x 2.29m)

Double glazed window to the front

Kitchen

11' 3" x 8' 8" (3.43m x 2.64m)

Double glazed door to the rear garden, double glazed window to the rear, a range of modern style fitted high gloss wall and base units, rolled edge work tops, tiled splashback, integrated dishwasher, under counter electric oven, electric hob with cooker hood over, space for washing machine, space for fridge/freezer, laminate wood effect flooring.

First Floor Landing

Double glazed window to the rear, cupboard housing the gas boiler loft access

Bedroom One

12' 3" From front of wardrobes x 10' 1" (3.73m From front of wardrobes x 3.07m)

Double glazed window to the front, radiator, a

range of fitted wardrobes and draw units,

Bedroom Two

9' 2" x 8' 8" from front of wardrobe (2.79m x 2.64m from front of wardrobe)

Double glazed window to the front, radiator, fitted wardrobes and dressing table,

Bedroom Three

7' 6" x 6' 5" (2.29m x 1.96m)

Double glazed window to the rear, radiator.

Bathroom

Double glazed window to the rear, a three piece bathroom suite comprising panel bath with mixer tap and shower attachment, pedestal hand basin, low level WC, tiled walls, radiator.

Front Garden

Open plan, lawn and path to the front door.

Rear Garden

Enclosed with lawn, decked area, mature trees and shrubs and workshop, water tap, side access

Workshop

19' 3" x 7' 2" (5.87m x 2.18m)

Detached workshop with light and power.

Garage

16' 4" x 8' max (4.98m x 2.44m max)
End left hand garage in block, metal up and over door.





Ground Floor



First Floor



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EPC Rating: Awaiting

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Tenure: Freehold



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