



Connells
connells.co.uk 0117 932 8684
FOR SALE

Connells

Batley Court
Bristol



Property Description

Nestled in a peaceful cul-de-sac, this charming two-bedroom semi-detached house offers a perfect blend of comfort and convenience. The ground floor features a welcoming entrance porch, a downstairs cloakroom/WC, Bedroom Two, a modern style kitchen, and a bright and airy conservatory. Upstairs, you'll find a cozy sitting room and the main bedroom with an en-suite shower room. Outside, the property boasts a good-sized rear garden, ideal for outdoor activities and relaxation, with a driveway at the front providing ample parking space. This property is perfect for those seeking a tranquil living environment with easy access to local amenities and offers great potential for further extension.

Entrance Porch

Double glazed door to the front.

Cloakroom/Wc

Double glazed frosted window to the front, radiator, low level WC, wash hand basin, tiled splashback.

Entrance Hall

Stairs to the first floor, radiator

Bedroom Two / Lounge

15' 9" x 8' max (4.80m x 2.44m max)
Double glazed window to the front, radiator, electric fire and surround,

Kitchen

12' x 7' 7" (3.66m x 2.31m)
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, space for washing machine, dishwasher and tumble dryer, cooker hood, space electric cooker, built in pantry

Conservatory

Double glazed french doors to rear garden, double glazed window to the side, radiator,

Sitting Room

10' 7" x 12' 7" (3.23m x 3.84m)
Two double glazed window to the rear, radiator, cupboard housing the hot water tank, fitted sliding wardrobe, door to Bedroom One

Bedroom One

9' 3" x 8' 6" (2.82m x 2.59m)
Double glazed window to the front, radiator, fitted sliding wardrobe.

En-Suite

Double glazed frosted window to the front, shower cubicle with mains shower, wash hand basin, low level WC, radiator, tiled splashbacks.

Front Garden

Driveway to the front

Rear Garden

Enclosed garden with lawn area, wooden shed, borders hosting plants and shrubs, fish pond, side access

Parking

Driveway to the front





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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T 0117 932 8684
E longwellgreen@connells.co.uk

131 Bath Road Longwell Green
 BRISTOL BS30 9DD

EPC Rating: Awaited

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Tenure: Freehold



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