



Connells

Quantock Close  
BRISTOL





### Property Description

A beautifully presented, extended end-of-terrace home featuring an inviting entrance hall, a generously sized lounge, and a modern, spacious kitchen-family room. The property offers potential for adding a downstairs cloakroom/WC. Upstairs, you'll find three well-proportioned bedrooms and a contemporary bathroom. Outside, there's an enclosed garden to the rear, perfect for relaxing or entertaining. Additionally, a garage in a nearby block provides convenient parking and storage.

### Entrance Hall

Double glazed door to the front, stairs to the first floor, radiator

### Lounge

14' 8" x 13' ( 4.47m x 3.96m )  
Double glazed window to the front. radiator.

### Kitchen/ Family Room

19' 1" x 16' 1" max ( 5.82m x 4.90m max )  
Double glazed french doors to the rear garden, double glazed window to the rear, 2 x velux style windows, a range of modern style fitted wall and base units, work tops, tiled splashbacks, space for electric cooker, space for fridge/freezer, space for dishwasher, composite sink unit with mixer tap, laminate wood effect flooring, downlighters, radiator, understairs storage cupboard with space for washing machine, space for fridge (previously had a sani flow toilet fitted)

### First Floor Landing

Loft access which is part boarded

### Bedroom One

11' 8" x 9' 2" ( 3.56m x 2.79m )  
Double glazed window to the rear, radiator

### Bedroom Two

12' 4" x 9' 2" ( 3.76m x 2.79m )  
Double glazed window to the front, radiator.

### Bedroom Three

9' 6" x 6' 8" ( 2.90m 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 with electric shower over, vanity sink unit, low level WC, radiator, tiled splashbacks.

### Front Garden

mainly laid to lawn with path to the front door.

### Rear Garden

Enclosed with artificial lawn, paved patio, water tap, security light, rear access

### Garage

In a block to the rear of the property





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](http://www.focalagent.com)

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: Awaited**

**view this property online [connells.co.uk/Property/BLG104088](http://connells.co.uk/Property/BLG104088)**



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

Property Ref: BLG104088 - 0003