



Connells

Bath Road
Bitton BRISTOL



Property Description

A lovely 1950's style, extended detached house in a lovely position in Bitton, The property offers good size, flexible accommodation. To the ground floor there is an entrance hall, lounge, L shaped good size reception/bedroom 4, dining room, kitchen and breakfast room and wet room. To the first floor there are three double bedrooms. The property is on a very good size plot and has a detached garage and parking for several vehicles. This property is offered chain free.

Entrance Hall

Double glazed door to the front, double glazed window to the side, radiator, stairs to the first floor.

Lounge

14' 5" x 14' 8" into bay (4.39m x 4.47m into bay)

Double glazed bay window to the front, radiator, electric fire and surround

Bedroom Four / Reception Room

15' 3" max x 17' 8" (4.65m max x 5.38m)

Double glazed patio doors to the rear garden, double glazed window to the front, radiator.

Dining Room

10' 2" x 11' 7" (3.10m x 3.53m)

Double glazed french doors to the rear garden, radiator.

Kitchen

8' x 9' 5" (2.44m x 2.87m)

Double glazed window to the side, wall mounted gas boiler, fitted wall and base units, rolled edge work tops, tiled splash backs, space for fridge freezer, space for washing machine, double drainer sink unit

Breakfast Room

10' 7" x 8' (3.23m x 2.44m)

double glazed windows to the side and rear, fitted base units, eclectic hob with cooker hood over,, rolled edge work tops, double

glazed door to the rear garden.

Wet Room

Double glazed window to the side, electric shower pedestal hand basin, low level WC, tiled walls

First Floor Landing

Bedroom One

14' 3" x 14' 9" (4.34m x 4.50m)

Double glazed windows to the front and rear, access to loft space, radiator.

Bedroom Two

11' 6" max x 11' 6" max (3.51m max x 3.51m max)

Double glazed window to the rear, tiled fireplace, radiator (restricted head height in some areas)

Bedroom Three

12' 1" x 10' 5" max (3.68m x 3.17m max)

Double glazed window to the front, radiator, (restricted head height in some areas)

Front Garden

Driveway for several vehicles to the front and side of the property leading to the garage.

Rear Garden

A generous sized garden with crazy paved patio, lawn area, fruit trees,

Garage

Metal up and over door, light and power.

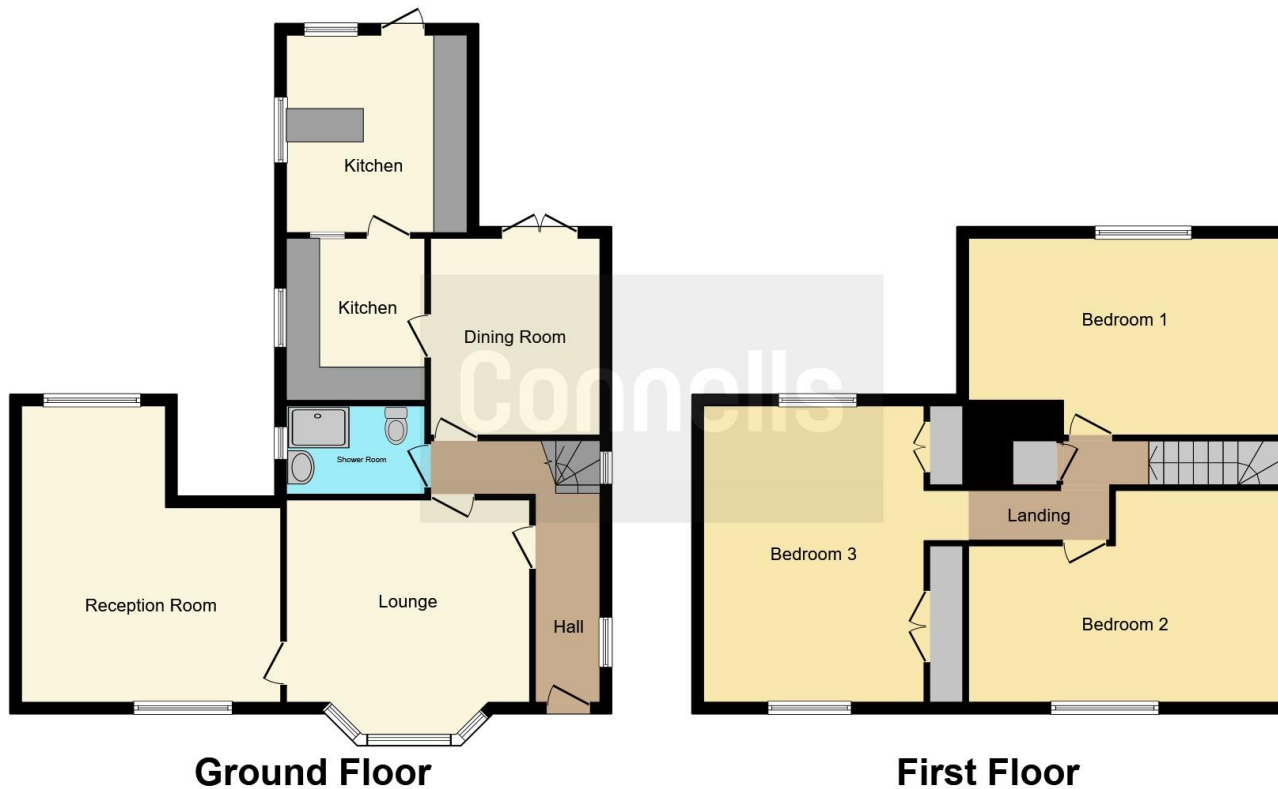
General Note:

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

General Note:

The sale of this property is subject to Grant of Probate. Please seek an update from your Branch with regards to the potential timeframes involved.





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

To view this property please contact Connells on

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

131 Bath Road Longwell Green
 BRISTOL BS30 9DD

EPC Rating: E

view this property online connells.co.uk/Property/BLG103843



Tenure: Freehold



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Property Ref: BLG103843 - 0008