



Connells
connells.co.uk 0117 966 4278
FOR SALE

Connells

Bridgwater Road
Bristol



Property Description

Located on the Southern fringe of Bristol with convenient access to the fashionable suburb of Bedminster, Bristol International Airport and North Somerset countryside.

This home is well positioned to an array of leisure and retail facilities nearby, with Bristol's premier events and conference centre Ashton Gate stadium, Imperial Retail and Leisure Park and Bedminster's bustling North Street all within a short drive, not to mention an abundance of free walks on the neighbouring Dundry Hills and North Somerset countryside.

Entrance

Via door with opaque double glazed inserts to

Hallway

stairs to first floor with cupboard under, telephone point, radiator.

Lounge

18' 6" narrowing to x 10' 3" (5.64m narrowing to x 3.12m)
uPVC double glazed French style doors to rear, uPVC double glazed window to front, two radiators, coved ceiling.

Shower Room

uPVC opaque double glazed window to rear

Kitchen Dining Room

18' 4" narrowing to x 9' (5.59m narrowing to x 2.74m)
uPVC double glazed French style doors to rear, uPVC double glazed window to front

First Floor Landing

uPVC double glazed window to rear, loft access, cupboard housing hot water tank, radiator, panel doors to accommodation.

Bedroom One

15' 9" narrowing to x 10' (4.80m narrowing to x 3.05m)
uPVC double glazed window to rear, built in cupboard, built in double door wardrobes, radiator, panel door to
EN-SUITE SHOWER ROOM

Bedroom Two

9' 8" narrowing to x 9' 2" (2.95m narrowing to x 2.79m)
uPVC double glazed window to front with views towards Long Ashton, built in double door wardrobes, radiator.

Bedroom Three

9' 2" narrowing to x 6' 6" (2.79m narrowing to x 1.98m)
uPVC double glazed window to rear, built in sliding door fronted wardrobe.

Bathroom

uPVC opaque double glazed window to front,

Front Garden

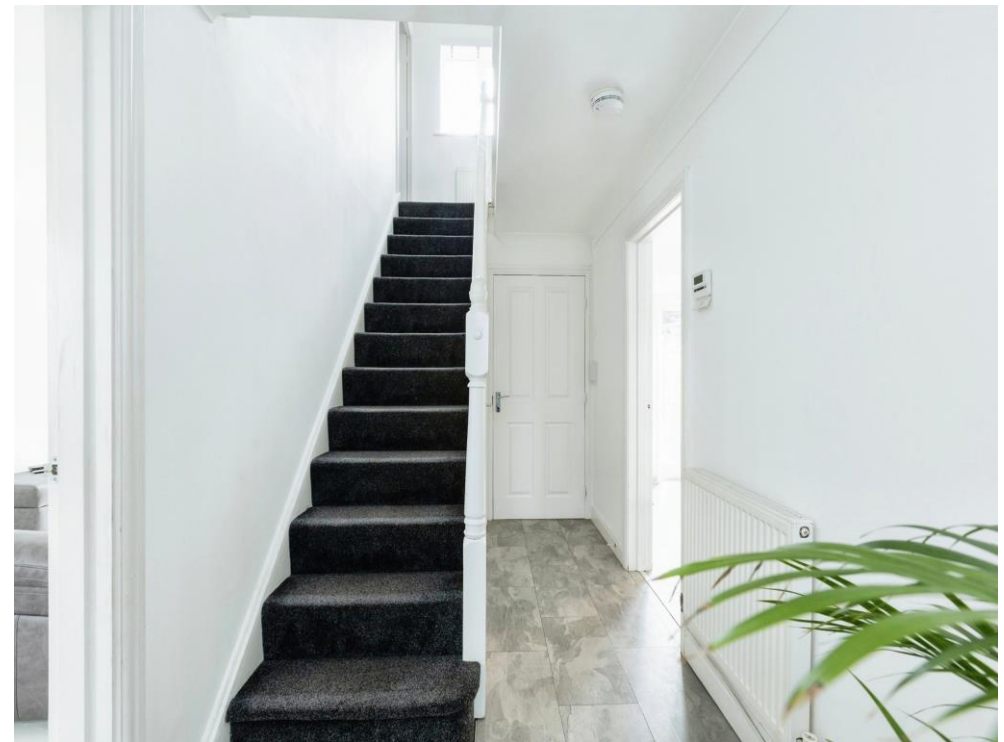
Enclosed by boundary railings with hedging, laid to patio, outside lighting.

Rear Garden

Enclosed by fencing and walling, pedestrian access gate to rear, patio area immediately adjoining property, remainder laid to chipping's, raised borders, palm, outside water supply,

Garage

Single garage located in nearby block





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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EPC Rating: B

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Tenure: Freehold



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