



Connells

Doulton Way
Hengrove Bristol



Property Description

Connells are pleased to bring to the market this well presented Two Bedroom Semi Detached property situated on Doulton Way. The property briefly comprises entrance hallway, kitchen/diner and lounge all to the ground floor. To the first floor are two bedrooms and bathroom. Further complimented by gas central heating, uPVC double glazing, enclosed rear garden and off street parking to the front. Only an internal viewing can fully appreciate all this property has to offer!!

Entrance Hallway

Double glazed entrance door leading to hallway, stairs rising to first floor accommodation, radiator, walkway through to kitchen.

Kitchen

9' narrowing to x 6' 10" (2.74m narrowing to x 2.08m)

inc unit space. Double glazed window to front of property, refitted kitchen in white with a range of base and wall units incorporating single bowl sink with mixer tap over, fitted gas hob and electric double oven inset into matching unit, space for under unit fridge and freezer, plumbing for washing machine and dishwasher, tiling behind all work surfaces, tiled effect laminate flooring.

Lounge

15' 6" narrowing to x 14' 3" (4.72m narrowing to x 4.34m)

Double glazed windows and door to conservatory, understairs storage cupboard, carpeted radiator, feature fireplace with electric coal effect fire, marble style hearth and wood surround.

Conservatory

14' 7" narrowing to x 7' 7" (4.45m narrowing to x 2.31m)

to window. Double glazed windows and door to rear garden, radiator, laminate floor.

Landing

Double glazed window to side of property, access to loft.

Bedroom One

12' narrowing to x 9' 1" (3.66m narrowing to x 2.77m)

Double glazed window to front, single paneled radiator, range of fitted wardrobes, cupboard housing combination boiler serving both hot water and heating.

Bedroom Two

10' 4" narrowing to x 8' 10" (3.15m narrowing to x 2.69m)

Double glazed window to rear, single paneled radiator, steps leading to further loft access, storage cupboard.

Bathroom

Opaque double glazed window to rear of property, refitted suite in white with P shaped bath with shower screen and shower over, pedestal wash hand basin, low level wc, part tiled throughout, heated towel rail.

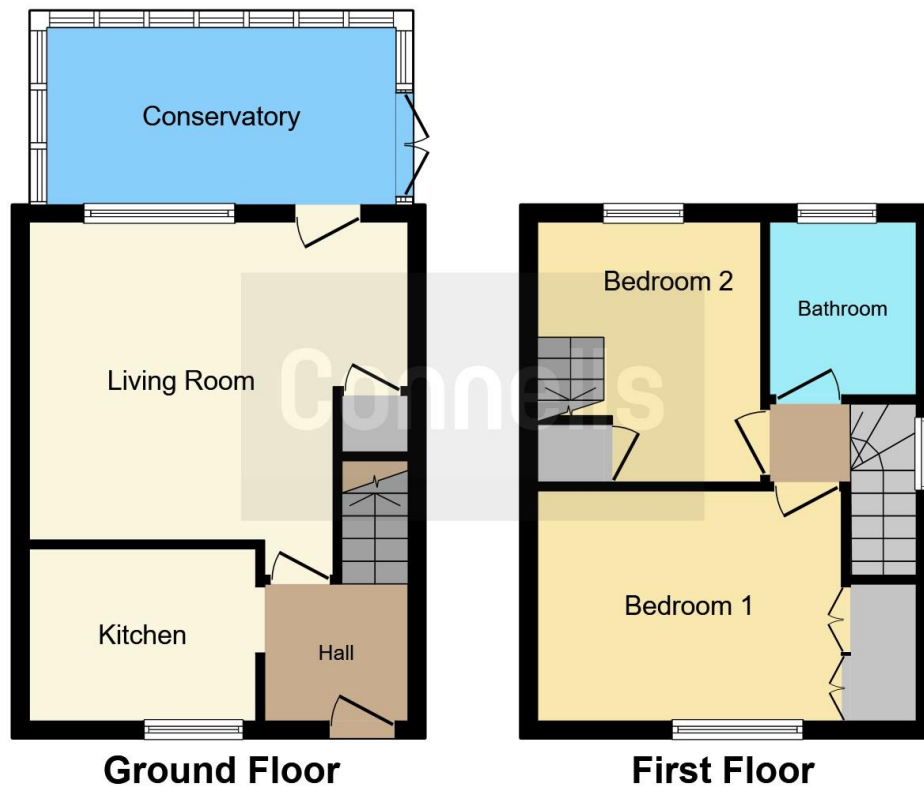
Rear Garden

Patio adjoining, remainder laid to lawn, raised seating, garden shed, enclosed by fencing, gate giving access to front.

Front

Off street parking laid to chipping's, remainder laid to lawn, walling.





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 966 4278
E southville@connells.co.uk

243 North Street Southville
 BRISTOL BS3 1JN

EPC Rating: C

view this property online connells.co.uk/Property/BMR310723

Tenure: Freehold



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