

for sale

offers over **£475,000**



Ponsford Road Bristol BS4 2UT

Connells are pleased to bring to the market this semi-detached property with plenty of potential in the popular area of Knowle. The property consists of a living room, reception room, kitchen, breakfast room, conservatory, five bedrooms, garden room and three bathrooms. Call today to view



Ponsford Road Bristol BS4 2UT

Entrance

Access to the hallway from the front door. Provides access to the reception room and living room. Also, provides access to a W/C

Living Room

Living Room 13' x 11' 6" (3.96m x 3.51m)
Access to living room from hallway.

Breakfast Room

10' 7" x 14' 3" MAX (3.23m x 4.34m MAX)
(10'7" x 14'3" max) - Access to the kitchen/breakfast room from the kitchen. Obscured UPVC double glazed doors leading into the rear garden and windows to the rear.

Reception Room

(11'1" x 10'9") - Access to the reception room from the hallway. UPVC double glazed window to the front of the property. Underneath it is a wall mounted radiator.

Garden Room

11' 10" x 11' 2" (3.61m x 3.40m)
(11'10" x 19'2") - Access to the garden room from the garden. Wall mounted radiator. Breakfast bar. Door leading into the garden. TV point.

Kitchen



14'7" x 7'6") - Access to the kitchen from the living room. Provides access to the shower room, leading to the downstairs W/C. UPVC double glazed window to the rear. Leads to the kitchen/breakfast room. Matching wall and base units, space for washing machine and dishwasher, hob with extractor, tiled splashbacks and sink with draining board.

Conservatory

Access to the conservatory via sliding doors from the living room. UPVC double glazed doors leading out to the garden. UPVC double glazed window surrounding.

Shower Room

Access to the shower room from the kitchen. Consists of a shower. Provides access to the integral garage.

Bedroom One

11'8" x 10'11") - Access to the first bedroom from the landing. Built in cupboard. UPVC double glazed window to the rear. Wall mounted radiator.

Bedroom Two

7'3" x 10'10") - Access to the third bedroom from the landing. UPVC double glazed window to the rear. Wall mounted radiator.

Bedroom Three

7'3" x 10'10") - Access to the third bedroom from the landing. UPVC double glazed window to the rear. Wall mounted radiator.

Bedroom Four

8'2" x 10'4" max) - Access to the fourth bedroom from the landing. UPVC double glazed window to the front of the property. Wall mounted radiator.

Bedroom Five

(10'9" x 7'6") - Access to the fifth bedroom from the landing. UPVC double glazed window to the rear. Wall mounted radiator.

Bathroom And Outside

Bathroom

(6'9" x 7'3") - Access to the bathroom from the landing. The bathroom consists of a shower, sink, bath and W/C. Fully tiled walls. Partially tiled flooring. Obscured UPVC double glazed window to the front.

Outside - To the front of the property there is off-road parking for several vehicles and access to the garage. To the rear there is a large garden, with a swimming pool, patio area and artificial lawn area. Perfect for parties and entertaining,





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: BMR310752 - 0004

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/BMR310752



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