



Connells

Old Pooles Yard
Bristol



Property Description

Located along Old Pooles Yard in the sought after area of Brislington this two bedroom semi-detached house. The property has the benefit of an allocated parking space.

The accommodation briefly comprises of: large entrance hallway, lounge, kitchen, upstairs landing, good size main bedroom with en suite shower suite, second bedroom and family bathroom.

The garden benefits a laid to lawn area and paved surrounding.

The Brislington area is a leafy suburb with an urban feel with Victory park, Arnos park, Eastwood Nature reserve, River Avon trail Nightingale Valley alongside eateries of Grounded, Deli, Boca Bar, Langton Arms, Beeses restaurant/Bar and The Knowle.

The property is just three miles south-east of Bristol city centre. Road connections are excellent with nearby A4 providing routes to the centre of Bristol and Bath while the M32 lies around three miles away giving access to the M4 for south Wales or London. The nearest railway station is the main hub of Bristol Temple Meads which is around a 20-minute walk and provides a varied list of direct destinations including London in as little 98 minutes.

Hallway

7' 4" x 13' 6" (2.24m x 4.11m)
spacious hallway, laminate flooring, radiator, double glazed window to front elevation.

Cloakroom

5' 5" x 3' 3" (1.65m x 0.99m)
downstairs wc, wash hand basin extractor fan, flooring.

Lounge

10' 3" x 13' 6" (3.12m x 4.11m)
flooring, double glazed window to side

elevation with french patio doors to rear garden.

Kitchen

7' 4" x 9' 8" (2.24m x 2.95m)
Integrated gas cooker, new oven, fridge freezer, new oven, tiled splashbacks, cooker hood, stainless still sink, double glazed window to front, laminate flooring, built in cupboard with gas boiler.

Upstairs Landing

radiator, double glazed window, loft hatch with access

Bedroom 1

9' 8" x 10' 2" (2.95m x 3.10m)
double glazed window to side, radiator, flooring.

En Suite

2' 6" x 7' 1" (0.76m x 2.16m)
Wc, Wash hand basin, shower cubicle.

Bedroom 2

7' 4" x 10' 3" (2.24m x 3.12m)
double glazed window to front, flooring, radiator.

Bathroom

5' 9" x 7' 1" (1.75m x 2.16m)
wc, wash hand basin with vanity mirror, extractor fan, shower over bath.

Garden

fully enclosed private garden with patio, artificial grass and shed.

One Allocated Parking Space





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: C

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Tenure: Freehold



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