



Not for marketing purposes INTERNAL USE ONLY

Huntingham Road  
Bristol





### Property Description

Connells are excited to be bringing this excellently presented three bedroom home to the market. Situated on a quiet road in South Bristol, this property boasts generous living space throughout, including a large kitchen/diner and three good sized bedrooms. The property would ideally suit a growing family or first time buyers, with its convenient access to good local schools and amenities. This property comprises in brief of a living room, open plan kitchen/diner, three bedrooms and a bathroom. Further benefits include off street parking and NO ONWARD CHAIN. Call today to arrange a viewing!

### Entrance Hall

Double glazed door to front.

### Lounge

12' 8" x 12' 4" ( 3.86m x 3.76m )  
Leading from the entrance hall into the living room. Double glazed window to front.

### Kitchen/Diner

18' 5" x 9' 5" ( 5.61m x 2.87m )  
Leading from the hallway into the kitchen/diner. Double glazed windows to side and rear. Sink with drainer. Matching wall and base units. Integrated cooker, hob, and extractor fan. Space for washing machine and fridge freezer. Double glazed patio doors opening to rear garden.

### Bedroom One

12' 8" x 9' 11" ( 3.86m x 3.02m )  
Double glazed window to front.

### Bedroom Two

10' 11" x 9' 5" ( 3.33m x 2.87m )  
double glazed window to rear.

### Bedroom Three

8' 9" x 6' 1" ( 2.67m x 1.85m )  
Double glazed window to side.

### Bathroom

Obscured double glazed window to the rear, The bathroom consists of a W/C, wash hand basin and bath with shower above.

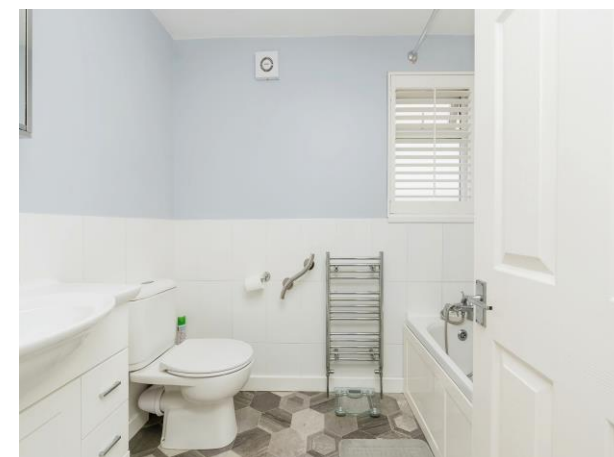
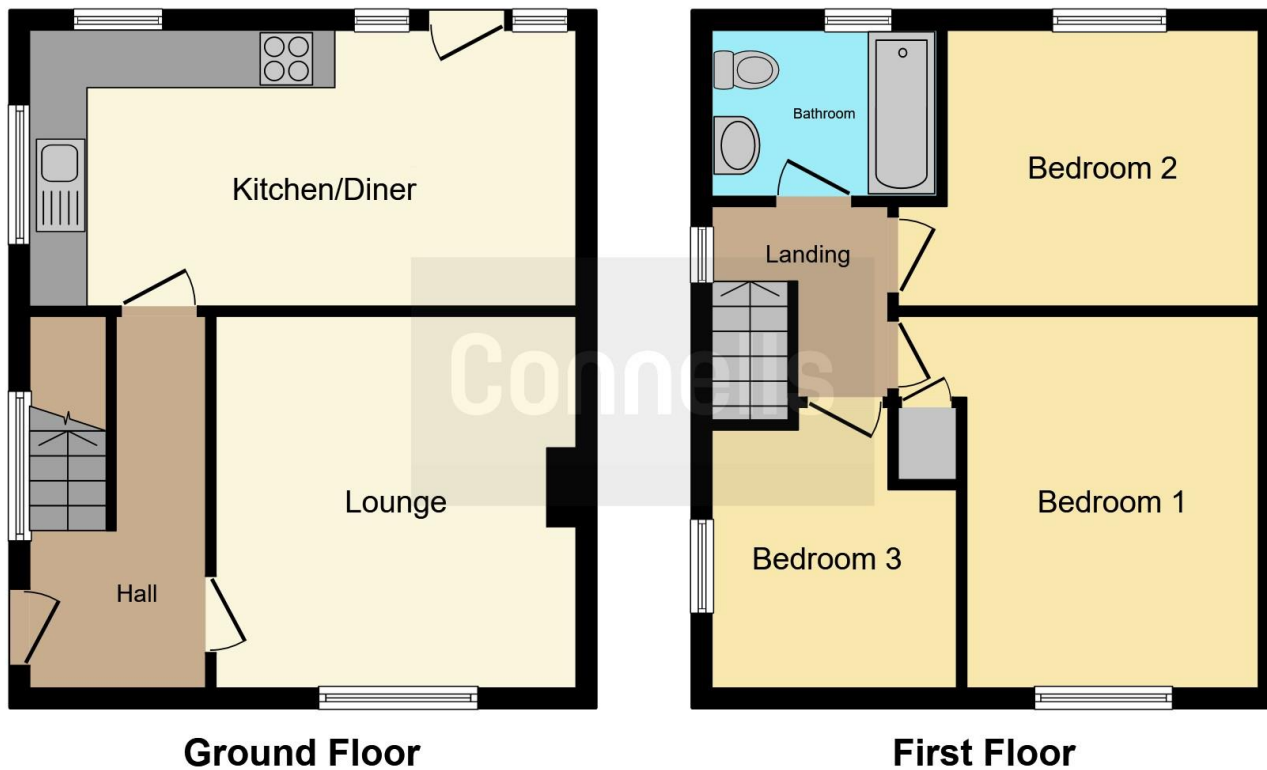
### Front Garden

Access to the property via steps leading to the front door. Off street parking. Side access to garden.

### Rear Garden

Laid to lawn with patio area. Storage shed. Side access to front.





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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

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Tenure: Freehold



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