



**Connells**

Kingshill Road  
Knowle Park Bristol



### Property Description

Connells are please to offer this three bedroom property which wail be available to view from the 9/10/24. Benefits include a lounge diner, Kitchen to the ground floor. Upstairs there are three bedrooms and a family bathroom, large garden and is CHAIN FREE!

### Hallway

Double glazed door to the side

### Lounge Diner

13' 7" x 23' 11" ( 4.14m x 7.29m )  
Double glazed windows to the front, fireplace, radiators and TV point.

### Kitchen

7' 11" x 11' 10" ( 2.41m x 3.61m )  
Fitted Kitchen with a range of wall and base units and work surfaces over.

### Bedroom One

13' 7" x 11' 10" ( 4.14m x 3.61m )  
Double glazed window to the front and radiator

### Bedroom Two

7' 11" x 13' 4" ( 2.41m x 4.06m )  
Double glazed window to the rear and radiator.

### Bedroom Three

7' 2" x 10' 2" ( 2.18m x 3.10m )  
Double glazed window to the front and radiator.

### Bathroom

Double glazed window to the rear. bath and shower over, low level WC and wash hand basin

### Rear Garden

Generous family garden with outside light and

water. patio area and mainly laid to lawn.

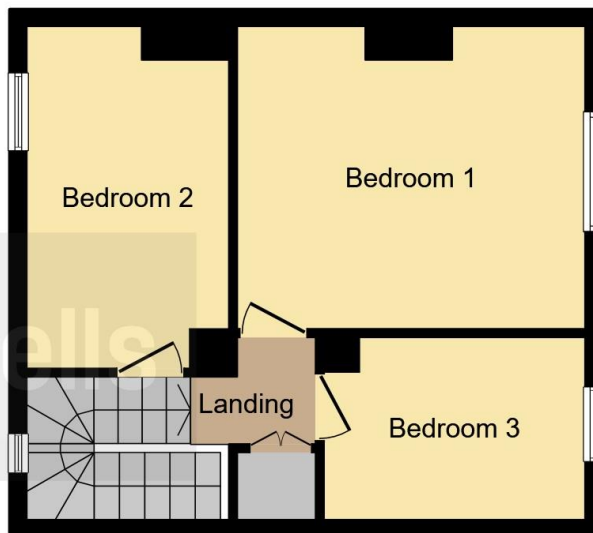
### Front Garden/Driveway

driveway and parking for two cars, side access.





**Ground Floor**



**First Floor**

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: D**

**view this property online [connells.co.uk/Property/BMR310981](http://connells.co.uk/Property/BMR310981)**



Tenure: Freehold



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