



**Connells**

Pavey Road  
Hartcliffe Bristol





### Property Description

Hartcliffe offers easy access to the A38, and is also served by regular bus routes into the city centre and North Bristol. The local area benefits from convenient proximity to local amenities South Bristol Community Hospital, Hengrove Skate Park and Imperial Retail Park.

### Entrance Porch

### Hallway

leading to lounge, kitchen and first floor.

### Lounge

13' 7" x 10' 1" ( 4.14m x 3.07m )  
spacious lounge, carpeted, double glazed window to front.

### Dining Room

10' 1" x 10' 3" ( 3.07m x 3.12m )  
spacious dining area, carpeted leading to conservatory and door to kitchen.

### Conservatory

11' 2" x 11' 4" ( 3.40m x 3.45m )  
Brick and upvc conservatory offer an abundance of natural light, door to rear garden.

### Kitchen

10' x 8' 2" ( 3.05m x 2.49m )  
spacious fully fitted kitchen with worktops, in need of updating, door to rear.

### Bedroom One

12' 1" x 10' 2" ( 3.68m x 3.10m )  
Large main bedroom. Carpeted throughout with double glazed window to front. Access to airing cupboard with boiler. Additional separate storage space.

### Bedroom Two

11' 1" x 8' 3" ( 3.38m x 2.51m )  
spacious double bedroom with built in

wardrobes.

### Bedroom Three

9' 9" x 8' 8" ( 2.97m x 2.64m )  
spacious third bedroom with built in wardrobe and double glazed window to front

### Garage

### Off Street Parking

### Fully Enclosed Rear Garden

### Bathroom

wc, whb, tiled, carpeted, shower over bath.





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)

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EPC Rating: D Council Tax  
Band: A

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Tenure: Freehold



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