

for sale

offers in excess of **£450,000** Freehold



Hillside Street Totterdown Bristol BS4 3AU

This modern style property is in a great location in the heart of the ever popular Totterdown area of Bristol. A perfect family home that is ready to move in to! Call us on 01179664278 or email at Southville@connells.co.uk to book your viewing today!

Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes



Property Details

Hallway

Lounge/Diner 21' 4" x 11' 4" (6.50m x 3.45m)

Large lounge/diner. Carpeted throughout with double glazed sliding doors to garden/patio area. Ample space for a 3 piece suite with plenty of floor space. TV point and radiator.

Kitchen 10' 11" x 9' 10" (3.33m x 3.00m)

Lino flooring. Matching base and head units, with larder unit. Space for side by side double oven and space for washing machine and fridge freezer. Tiled walls behind counters. Double glazed window to side. Wall-mounted boiler.

Bedroom One 11' 1" x 9' 10" (3.38m x 3.00m)

Carpeted. Large double glazed window. Wall-mounted radiator.

Bedroom Two 11' 5" x 9' 8" (3.48m x 2.95m)

Carpeted. Double glazed window. Ample storage space as well as double bed.

Bedroom Three 11' 4" x 8' (3.45m x 2.44m)

Well sized third bedroom. Carpeted with wall-mounted radiator. Double glazed window to rear.

Bedroom Four 16' 6" x 14' 10" (5.03m x 4.52m)

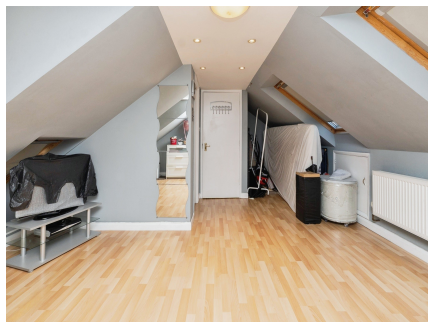
Attic bedroom with velux windows to rear elevation. Large space with plenty of storage space available. Ample clearance.

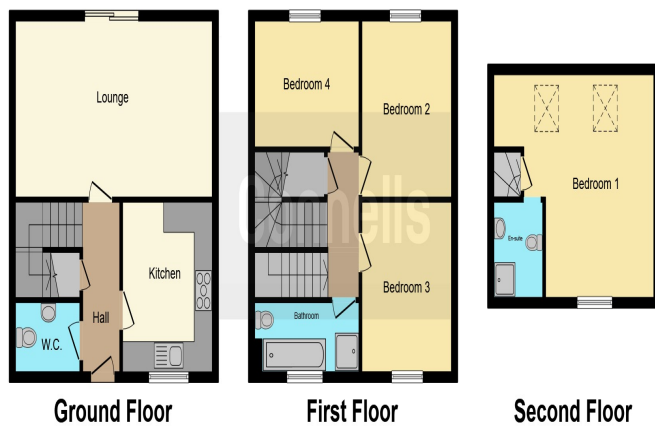
Bathroom 10' 11" x 4' 7" (3.33m x 1.40m)

Fully tiled walls and flooring. WC and wash hand basin with mixer tap and vanity cabinet. Frosted double glazed window. Bath with jets. Radiator.

En-Suite

Fully tiled walls with laminate flooring. WC and wash hand basin. Shower cubicle with glass screens. Double glazed window.





To view this property please contact Connells on

T 0117 966 4278
E southville@connells.co.uk

243 North Street Southville
 BRISTOL BS3 1JN

Property Ref: BMR311500 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk