



Connells

Sidcot
Bristol



Property Description

Connells are pleased to bring to the market this well presented 3 bedroom property in the ever popular location of Broomhill. This perfect family home consist of a porch leading to full width living room, kitchen/ diner, following onto a kitchen/diner and conservatory/utility space. Moving to the first floor you can find three bedrooms and the family bathroom. To the outside a fully enclosed rear garden and two off street car parking spaces.

The property has great links to the motorway and has easy access to Bristol city centre and Bath.

Also has local amenities a short distance away including local shops, restaurants and fitness centres.

Call on 0117 966 4278 or email at southville@connells.co.uk to enquire today!

Entrance Porch

Lounge

14' 8" x 13' 9" (4.47m x 4.19m)

Large lounge space with wood flooring. Double glazed window, with door leading to kitchen and access to first floor. Electric fireplace built in.

Kitchen/Diner

13' 9" x 10' 7" (4.19m x 3.23m)

Matching base and head units. Built-in oven and hob with extractor fan over. Space for under cabinet dishwasher/washing machine and space for fridge/freezer.

Conservatory

10' 1" x 5' 7" (3.07m x 1.70m)

Double glazed conservatory. Plumbing for washing machine. Wooden flooring.

Landing

Bedroom One

14' 7" x 8' 3" (4.45m x 2.51m)

Freshly carpeted. Double glazed window to front. Built-in wardrobes. Wall-mounted radiator.

Bedroom Two

9' x 8' (2.74m x 2.44m)

Freshly carpeted. Double glazed window to front. Wall-mounted radiator.

Bedroom Three

9' 9" x 5' 1" (2.97m x 1.55m)

Third bedroom currently used as a study/office. Built-in cupboards.





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

To view this property please contact Connells on

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243 North Street Southville
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EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/BMR311634



Tenure: Freehold



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.

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