



Connells

Caen Road
Bristol



Property Description

Caen Road is a quiet cul de sac in a hugely popular part of Bristol, just on the fringe of Victoria Park and Windmill Hill. The area is ideal for commuters both within Bristol and to the cities beyond through the trains at nearby Temple Meads. The local primary school, Victoria Park, is well thought of locally and along with St Mary Redcliffe has enhanced the appeal of this area and nearby Windmill Hill for young families. Within easy walking distance are gastro-pubs such as the Star and Dove, cafes such as the Sundial Kitchen, fruit and vegetable sellers such as The Banana Boat, bakeries such as Bristol Loaf, and many other shops and restaurants. Towards Bedminster, there is the vibrant North Street, housing a diversity of independents, such as the Albatross Cafe, the highly regarded Kask, as well as Oowee Diner. On from this, the Tobacco factory, a cultural hub of South Bristol, is just a 20 minute walk away with a great lineup of shows. Only a short bike-ride away are the music venues, theatres, cocktail bars, and other amenities of North Street in Southville, Wapping Wharf, and the City Centre. Yet this location is quiet and peaceful. For those looking for green space, there are few, if any, better places in Bristol. Victoria Park itself offers approximately 50 acres of large open space with fantastic views towards the city. There is also a child's play area, café and a marked running route for joggers. Perrett's Park, with its beautiful views,

Entrance Hall

Dining Area

11' 9" x 10' 5" (3.58m x 3.17m)
double glazed patio doors to rear. Wall lights, with partially wood paneled walls. Wall-mounted radiator.

Living Area

11' 9" x 11' 4" (3.58m x 3.45m)
Double glazed bay-fronted window. TV point and radiator with feature fireplace.

Kitchen

16' 1" x 6' 6" (4.90m x 1.98m)

Double glazed window to rear. Space for washing machine and dishwasher and fridge/freezer. Stainless steel sink and drainer. Electric oven and hob. Matching wall and base units with work surfaces over. Double glazed door to side. Cased wall-mounted boiler, and radiator.

Landing

Bedroom One

12' 4" x 11' 4" max (3.76m x 3.45m max)
Great sized main bedroom with double glazed window to front. TV point and wall-mounted radiator. Carpeted.

Bedroom Two

11' 9" x 11' 4" (3.58m x 3.45m)
Double bedroom with double glazed window to rear. Carpeted.

Bedroom Three

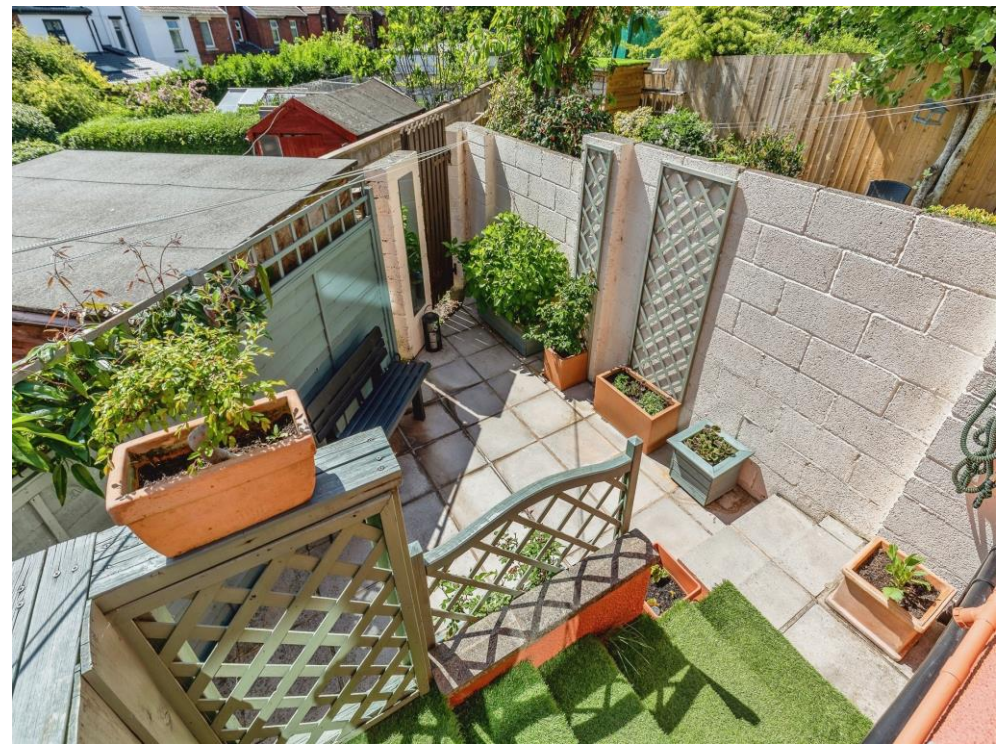
9' 5" x 5' 7" (2.87m x 1.70m)
Double glazed window to front. Carpeted. Currently used as a walk in wardrobe.

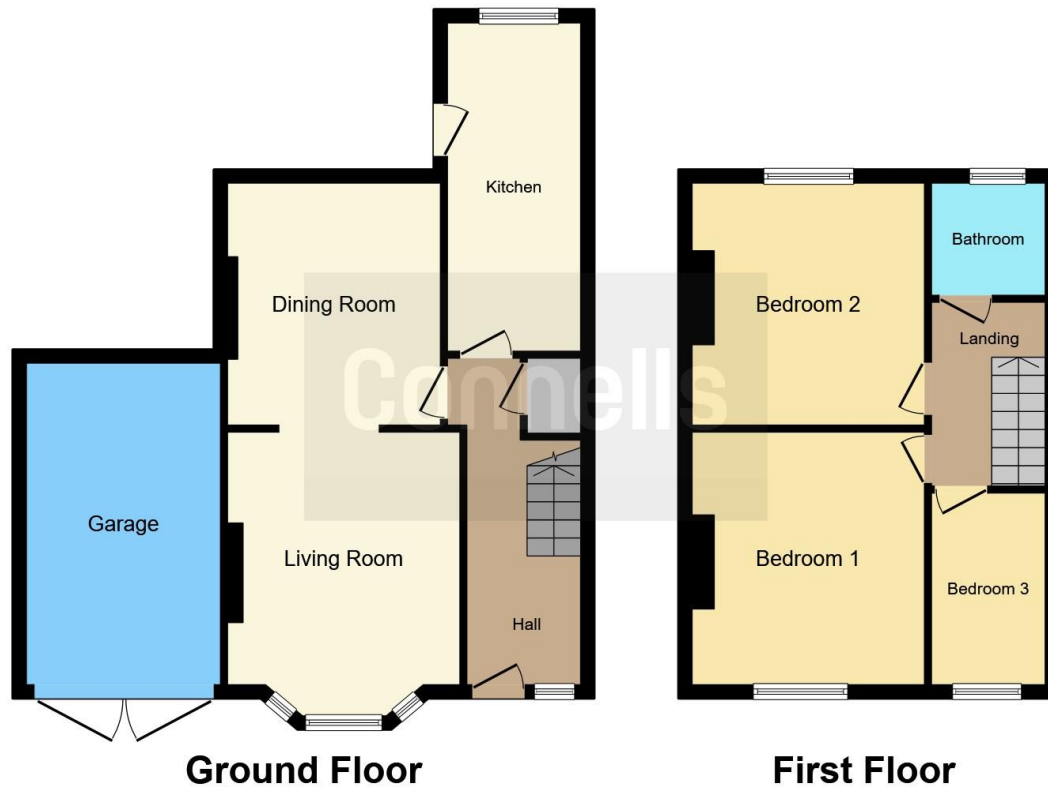
Bathroom

Low level WC with wash hand basin with vanity unit. Double shower cubicle with glass screen. Double glazed frosted window to rear. Heated chrome towel rail.

Rear Garden

Fully enclosed tiered rear garden with upper patio. Steps leading down to lower patio.





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 Council Tax
 Band: B

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Tenure: Freehold



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