



Not for marketing purposes INTERNAL USE ONLY

Kings Chase
Bristol



Property Description

Nestled in the vibrant BS13 neighbourhood, just a 10-minute drive from North Street, this contemporary end-terraced house is perfect for first-time buyers or families seeking a move-in-ready home. Impeccably maintained with tasteful interiors, it offers modern living in a well-connected location.

The ground floor features a spacious open-plan lounge/diner with patio doors leading to a low-maintenance garden, complete with astroturf and a storage shed. The adjoining kitchen is well-equipped with modern appliances, while a discreet under-stairs WC adds convenience.

Upstairs, two well-proportioned double bedrooms provide comfortable living, alongside a stylish family bathroom with a vanity mirror. The top floor boasts a stunning master suite, enhanced by skylights and a private ensuite.

With allocated on-street parking and easy access to Bristol Airport and the city centre, this home offers the perfect balance of tranquillity and connectivity.

Entrance Hall

Spacious entry hall leading to living area and kitchen. Double glazed door to front.

Living Area

16' 8" max x 9' 4" min (5.08m max x 2.84m min)

Well-sized lounge area. Double glazed french doors and one full-size window to rear garden.

Kitchen/Dining Area

26' 2" max x 9' 8" (7.98m max x 2.95m)

Modern fitted kitchen with matching base and head units. Built in oven with electric hob on top with extractor fan over. Double glazed window to front. Built in dishwasher and fridge/freezer.

Downstairs WC

WC and wash hand basin with vanity mirror. Towel rail.

Bedroom One (top Floor)

16' 7" max x 13' 6" max (5.05m max x 4.11m max)

Well sized main bedroom. Velux windows on either side. Under eaves storage. Carpeted throughout.

En-Suite Shower Room

Three piece shower suite comprising shower cubicle with glass screen, WC and wash hand basin with vanity mirror. Partially tiled walls. Under eaves storage.

Bedroom Two

16' 10" x 9' 8" (5.13m x 2.95m)

Double glazed window. Ample space for standalone storage. Carpeted throughout.

Bedroom Three

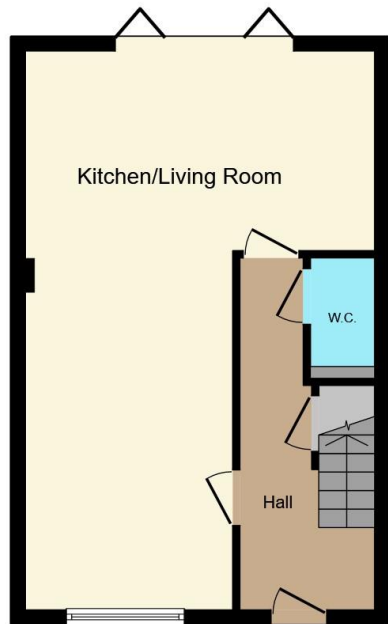
10' 9" x 9' 9" (3.28m x 2.97m)

Double glazed window. Modern finish, carpeted throughout.

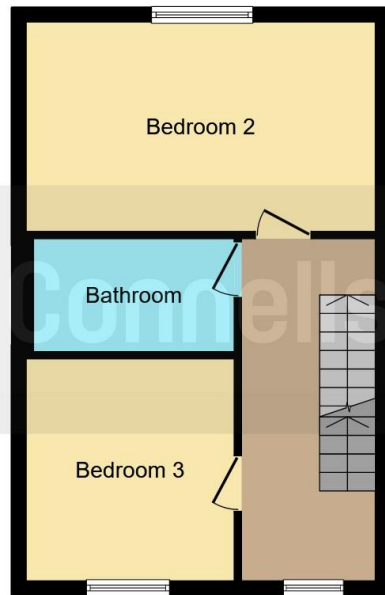
Family Bathroom

Modern three piece bathroom suite comprising panelled bath with shower over, WC and wash hand basin with vanity mirror and cupboard under. Partially tiled walls.

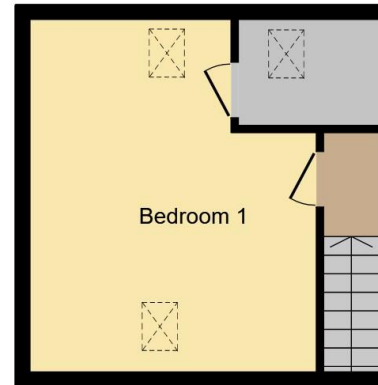




Ground Floor



First Floor



Second 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

To view this property please contact Connells on

T 0117 966 4278

E southville@connells.co.uk

243 North Street Southville
BRISTOL BS3 1JN

check out more properties at connells.co.uk

EPC Rating:
Awaited

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.

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

Property Ref: BMR310924 - 0003