



Connells  
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FOR SALE

Connells

Hillside Road  
Bristol



### Property Description

Hillside Road is situated within a very popular location and provides great access to schools, transport links and local amenities. This property comprises three bedrooms, a beautiful lounge, dining room, kitchen, bathroom and rear garden. Hillside Road is a fairly wide road, however, this home also benefits from off-street parking. Each room feels light and airy, with the overall flow of the home being pleasant. There is a fine combination of character features and modern decor which complement each other in great fashion.

### Entrance

Off-street parking, stone porch and stained glass ahead across of the wooden door.

### Hallway

Wooden flooring, under stairs storage, radiator and electric box.

### Living Room

12' 9" into bay x 12' 3" (3.89m into bay x 3.73m)

Bay window, original features, electric fire place, coved ceiling and radiator.

### Dining Room

14' x 10' (4.27m x 3.05m)

Coved ceiling, original features, radiator and patio doors leading out into the rear garden.

### Kitchen

18' 6" MAX x 7' 5" MAX (5.64m MAX x 2.26m MAX)

Marble worktops, integrated oven with a hob and extractor fan, sink with storage underneath, window to the rear aspect and a door leading out to the rear garden.

### Landing

Loft access.

### Bedroom One

16' into bay x 9' 3" plus wardrobes (4.88m into bay x 2.82m plus wardrobes)

Bay window to the front aspect, built-in mirrored wardrobes and radiator.

## Bedroom Two

14' 1" max x 11' 9" max (4.29m max x 3.58m max)

Window to the rear aspect and radiator.

## Bedroom Three

10' 3" x 6' 5" (3.12m x 1.96m)

Double glazed window to the front aspect and radiator.

## Bathroom

Bathroom has bath with electric shower, sink, windows to the rear aspect, radiator and extractor fan.

## Outside

Rear Garden

Patio flooring, rear access to the garden.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/KWD309686](http://connells.co.uk/Property/KWD309686)**

Tenure: Freehold



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Property Ref: KWD309686 - 0003