



**Connells**

Belle Vue Road  
Easton Bristol





## Property Description

A well-presented Victorian terraced house situated in the vibrant Easton community. Easton is a popular area which boasts a host of local amenities, attractions and community events that attract a lot of visitors. Positioned within close proximity to the city centre as well as good transport links. The M32 and the A431 to Bath are both easily accessible. The area is also home to a number of Bristol's independent shops and restaurants and take-aways which are hugely popular.

An early viewing is essential to appreciate the rustic charm of the accommodation on offer.

## Entrance

Front door leading into entrance vestibule with a further glass panel door leading into the entrance hallway.

## Hallway

Hallway has stripped board floors, radiator, stairs rising to the first floor with under stairs storage cupboard with built-in shelving, a further door to storage cupboard which is housing circuit breaker and electric meter and doors off into principal rooms.

## Lounge / Diner

24' 10" max x 11' 10" max ( 7.57m max x 3.61m max )

UPVC double glazed bay windows to the front aspect, UPVC double glazed window to the rear aspect, strip wood floor boards, double exposed brick chimney breasts with tiled hearths and one with a log burner, radiator, TV point, decorative ceiling rose and built-in shelving into recesses.

## Kitchen

16' max x 8' 1" ( 4.88m max x 2.46m )

Kitchen has tiled flooring, UPVC double glazed window to the rear aspect, UPVC double glazed window to the side aspect, skylight window, radiator, range of base units and drawers with tiled splashbacks, corner display shelving, space for fridge/freezer, integrated electric oven and grill and an inset four ring electric hob with an extractor hood above, space for dishwasher, one and a half unit sink and drainer with a mixer tap, range of matching wall units and built-in shelving, a door leads out into lean to which is currently used as the Utility area and has space and plumbing for washing machine, worktops, cold tap and a further door leading out into the rear garden

## Landing

Doors through into principal rooms and stairs rising to the second floor with built-in cupboard in under stairs recess.

## Bathroom

Bathrooms has exposed wood floor, heated towel radiator, cupboard with built-in shelving and housing a central heating boiler, low level WC, sink with a mixer tap, bath with a mixer tap and a connected shower attachment and tiled surrounds and a shower screen, UPVC double glazed obscured glass window and extractor fan.

## Bedroom Two

15' 1" max x 10' 8" ( 4.60m max x 3.25m )  
UPVC double glazed window to the front aspect, exposed wood floorboards and radiator,

## Bedroom Three

12' 5" x 9' 9" ( 3.78m x 2.97m )  
UPVC double glazed window, exposed wood floorboards, radiator and built-in shelving into recess space,

## Second Floor Landing

Door through into bedroom One.

## Bedroom One

15' 5" max + restricted head height x 14' 7" max ( 4.70m max + restricted head height x 4.45m max )

UPVC double glazed window with open views across the surrounding area, a further Velux window, radiator, laminate flooring, part-restricted head height in areas and built-in storage in recesses.

## Outside

### To The Front

Gated access leading to the front door, tiled front garden area with a low level wall and balustrade fencing.

### To The Rear

Rear garden is enclosed with fencing and walls, has rear access, decked area and some flower beds.















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

**T 0117 935 3013**  
**E [kingswood@connells.co.uk](mailto:kingswood@connells.co.uk)**

1 Regent Street Kingswood  
 BRISTOL BS15 8JX

**EPC Rating: C**

Tenure: Freehold

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