



**Connells**

Glenwood  
Bristol





## Property Description

Located within close proximity to Lodge Causeway, local amenities are not hard to come by. The additional benefit to this property is being situated in a cul-de-sac, which allows the property to feel quiet and away from the main road. The overall feel to this semi-detached house is a warm family home perfect for hosting with the use of the open plan living/diner and conservatory. The standout feature of this home would be the brilliant accommodating garden. With decking, rear access, various outbuildings, and a large grass area, this is perfect for a family and is still low maintenance.

## Entrance

Double glazed obscured glass front door leading into the entrance hallway.

## Hallway

Hallway has radiator and doors off into principal rooms.

## Lounge / Diner

21' 10" x 15' 7" (6.65m x 4.75m)

UPVC double glazed window to the front aspect, Coved ceiling, radiator, electric log burner fire effect and doors of into conservatory.

## Kitchen

11' 11" x 9' (3.63m x 2.74m)

Kitchen has radiator, black worktops with tiled splashbacks and wooden cupboards underneath gloss black wall cupboards, Electric hob and oven with extractor fan above, UPVC double glazed window to the rear and side aspects, built-in fridge/freezer, fitted washing machine and storage cupboards with shelving.

## Conservatory

11' 10" x 9' (3.61m x 2.74m)

Conservatory is double glazed and has radiator and patio door through into the rear garden.

## Bathroom

Bathroom is fully tiled around and has UPVC double glazed obscured glass window to the side, heated towel rail, electric shower, low level WC, bath with twin grip handle, extractor fan, basin with mixer tap and storage cupboard underneath

## Landing

Storage cupboard, a double glazed windows to the front aspect and doors off into principal rooms. The landing also offers access to the spacious loft that offers above head height space. The boiler is also located in the loft.

## Bedroom One

13' 4" x 10' 3" plus wardrobe ( 4.06m x 3.12m plus wardrobe )

Built-in mirrored sliding door wardrobes, airing cupboard, radiator, UPVC double glazed window.

## Bedroom Two

10' 9" x 8' 5" (3.28m x 2.57m )

UPVC double glazed window to the front aspect, built-in storage cupboard and radiator.

## Bedroom Three

12' 1" restricted head height x 9' 3" (3.68m restricted head height x 2.82m)

UPVC double glazed window to the rear aspect and radiator.

## Outside

### To The Front

Off street parking for 2 cars. The front garden has steps to the front door which has a wood and tile canopy over.

### To The Rear

Two tiers rear garden, Patio flooring, outdoor tap, wooden access gate which leads to the off-street parking, decked area, lawn area, shed, green house, wooden fencing,















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.

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**EPC Rating: D**

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Tenure: Freehold



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