



Connells

Fairview Gardens
Fairview Road Bristol



Property Description

New to the market, this three bedroom victorian semi-detached property offers well-presented accommodation throughout. Following a recent refurbishment throughout, a fusion of modern finish is complemented by sash windows to the front elevation in keeping with the property of this era. Almost everything else has been replaced to a modern feel of light and space. In addition to a modern bathroom upstairs, the vendor has added a downstairs cloakroom with walk-in shower, newly fitted kitchen with built-in appliances and brand new carpet throughout, spacious lounge and three bedrooms. In addition, the front and rear gardens are established and further complimented by two parking spaces.

Entrance

Front door leading into the entrance hallway.

Hallway

Hallway has stairs rising to first floor with under stairs storage, radiator and meter box.

Downstairs Cloakroom

Walk-in shower with an independent electric shower over, low level WC and pedestal wash hand basin.

Lounge

16' 7" x 11' (5.05m x 3.35m)
UPVC double glazed french doors to rear garden and windows to rear.

Kitchen

18' 11" to bay x 9' 7" (5.77m to bay x 2.92m)
Range of wall and base units, space and plumbing for washing machine, wooden sash window to front aspect, radiator, part-tiled, appliances include electric oven, gas hob with an extractor fan, one and a half bowl stainless steel sink unit with mixer tap, integrated fridge/freezer and integrated dishwasher.

Landing

Doors off into bedrooms.

Bedroom One

16' 6" x 11' 5" into bay (5.03m x 3.48m into bay)
Wooden sash window to front aspect, a further window and two radiators,

Bedroom Two

12' 8" x 9' 6" (3.86m x 2.90m)
UPVC double glazed window to the rear aspect and radiator.

Bedroom Three

10' 6" max x 6' 9" (3.20m max x 2.06m)
UPVC double glazed window to rear aspect and radiator.

Family Bathroom

Panelled bath with shower screen, low level WC and radiator.

Outside

To The Front

Front garden is well-established, laid to gravel and stone with established planted area.

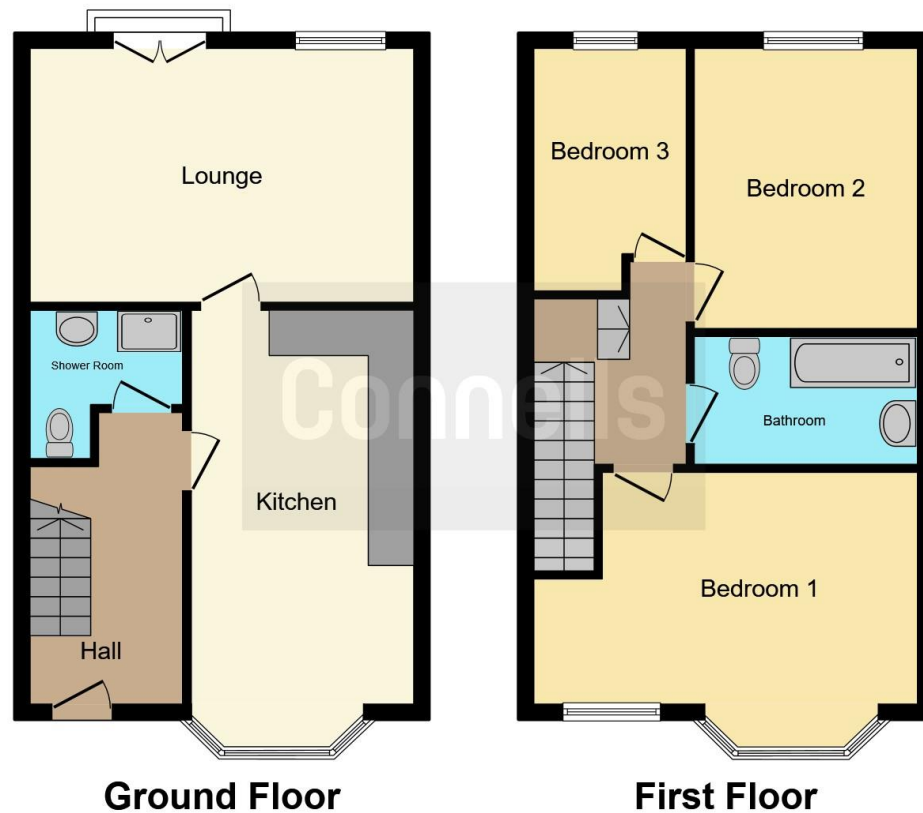
To The Rear

Rear garden is laid to lawn with and patio with stone brick and fencing surround.









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

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: C

view this property online connells.co.uk/Property/KWD310015

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: KWD310015 - 0002