



**Connells**  
connells.co.uk 0117 935 3010  
**FOR SALE**

**Connells**

Canons Walk  
Bristol



## Property Description

A newly refurbished family home situated within close proximity of local amenities and Primary School. An early viewing is essential to fully appreciate the accommodation on offer. Would suit FTB or an extending family it also has the added benefit of being sold with NO ONWARD CHAIN.

## Accommodation

UPVC double glazed front door with UPVC double glazed glass window to side leading into the spacious entrance hallway.

## Hallway

Engineered Oak flooring throughout, Central heating radiator, doors off into principal rooms, stairs rising up to the first floor with under stairs storage cupboard housing electric meter.

## Kitchen / Diner

21' 8" x 9' 1" ( 6.60m x 2.77m )

UPVC double glazed window to the front aspect, Engineered Oak flooring, radiators, extensive range of base units and drawers with solid oak worktops, integrated appliances including fridge and freezer, electric oven and grill with a five ring electric induction hob with an extractor hood above, integrated dishwasher, stainless steel one and a half bowl sink unit and drainer, wall units and a cupboard housing boiler. a further storage cupboard which has UPVC double glazed window to the front aspect and built-in shelving.

## Dining Room

13' 11" x 13' 4" ( 4.24m x 4.06m )

Engineered Oak Flooring, radiator, TV point, featured fire place with marble surrounding and hearth, Square arch giving open plan through to the lounge.

## Lounge

21' 10" x 10' 10" ( 6.65m x 3.30m )

TV Point, radiator, engineered oak flooring and Bi-folding doors out leading into the rear garden.

## First Floor Spacious Landing

UPVC double glazed window to the front aspect, radiator, hatch giving access to loft storage space, smoke detectors and doors off into principal rooms.

## Bedroom One

14' x 10' 6" ( 4.27m x 3.20m )

UPVC double glazed window to the rear aspect giving some distant views over hilltops and a central heating radiator.

## Bedroom Two

12' x 9' 2" ( 3.66m x 2.79m )

Central heating radiator and a UPVC double glazed window to the rear aspect.

### **Bedroom Three**

10' 11" max x 10' 11" max ( 3.33m max x 3.33m max )

UPVC double glazed window to the front aspect and a central radiator.

### **Bathroom**

Tiled flooring, radiator, concealed low level WC, vanity wash hand basin, P-shaped bath with a mixer tap, shower screen and partly-tiled walls.

### **Outside**

To The Front

Box housing gas meter, parking for several vehicles, path leading to the front door.

To The Rear

Steps leading down into the garden leading to the patio area enclosed with fencing and hedges and a path giving rear access.







To view this property please contact Connells on

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**EPC Rating: E**

Tenure: Freehold

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