



**Connells**

Park View  
Bristol



### Property Description

Situated in a popular location very close to shops, local amenities and the major bus routes and transport networks, this unique split level bungalow is being sold with NO ONWARD CHAIN. Perfect for first time buyers, homemovers and investors, a viewing is essential to fully appreciate the accommodation this lovely home has to offer.

### Entrance

UPVC double glazed obscured glass front door leading into entrance vestibule with a further glazed glass door leading into a split level hallway.

### Hallway

Hallway has central heating radiator and leads down into the dining area, a door to cupboard, double doors to airing cupboard which has built-in wooden slated shelves. Doors off into principal rooms.

### Kitchen

8' 2" x 7' 6" (2.49m x 2.29m )

Kitchen has an arch through into the dining area, range of base unit and drawers with rolled-edge worktops over with tiled splashbacks, integrated electric oven and grill with an inset four ring induction hob with an extractor hood above, space for a washing machine, space for under counter fridge, one and a half bowl sink unit and drainer with a mixer tap.

### Dining Area

12' 6" max x 7' 6" max ( 3.81m max x 2.29m max )

Central heating radiator, balcony overlooking the lounge.

### Lounge

13' 5" MAX x 12' 6" MAX ( 4.09m MAX x 3.81m MAX )

UPVC double glazed window to the rear aspect, coved ceiling, two radiators and a TV point.

### Conservatory

7' 2" x 4' 8" ( 2.18m x 1.42m )

Obscured glass door through into the conservatory which is fully UPVC double glazed around UPVC double glazed door leading out to the rear garden, tiled flooring and radiator.

## Bedroom One

12' x 9' 3" ( 3.66m x 2.82m )

UPVC double glazed window to the rear aspect, radiator, door to cupboard and double doors to a further cupboard.

## Bedroom Two

11' 6" x 7' 6" front of wardrobe ( 3.51m x 2.29m front of wardrobe )

UPVC double glazed window to the front aspect, radiator, built-in wardrobes with hanging rail, cupboards, shelving and built-in drawers and a dressing area with light,

## Bathroom

Coved ceiling, an extractor fan, radiator. low level WC, vanity wash hand basin with a mixer tap, wall mirror with light, P-shaped panelled bath with a mains shower and shower head over, shower screen. Bathroom is half tiled around.

## Outside

### To The Front

Box housing the electric meter, driveway with parking for two vehicles and leads to the garage.

### To The Rear

Partly paved with lawned area and shrubs. Fully enclosed with fencing and has gate given rear access.









Total floor area 71.0 sq.m. (764 sq.ft.) approx

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**

Tenure: Freehold

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