



Connells

Broad Road
Bristol



Property Description

Located within close proximity to Kingswood Town Centre, this double fronted 3 bedroom terrace family home has been upgraded to an enviable standard by the present owners. The rooms are all nicely proportioned and are complimented by a recently fitted kitchen/dining area offering a modern sophisticated ambiance to what is a lovely family home. The local amenities and bus routes are excellent and offer easy access to Bristol City Centre and the major motorway networks are within easy access. This property must be viewed to fully appreciate the high standard of the work that the current owners have done to it.

Entrance

UPVC double glazed obscured glass door to leading into entrance porch, obscure glass panels to each side and a further door leading into entrance hallway.

Hallway

Stairs to first floor landing, meter cupboard.

Living Room

16' 1" x 10' 10" (4.90m x 3.30m)
UPVC double glazed window to front aspect, UPVC double glazed window to the front and rear aspects, radiator, feature fire surround, picture rail.

Kitchen/Dining Room

28' 7" x 10' max (8.71m x 3.05m max)
UPVC double glazed window to front aspect and UPVC double glazed doors to the rear garden, extensive range of wall and base units with worktops over incorporating an integrated oven, hob and extractor, radiator.

Landing

Doors to first floor accommodation, loft access, UPVC double glazed window to the rear aspect, radiator.

Bedroom 1

13' 5" x 10' 8" (4.09m x 3.25m)
UPVC double glazed window to the front aspect, built-in wardrobes with hanging rails and storage shelves incorporated, radiator.

Bedroom 2

13' 5" x 10' 8" (4.09m x 3.25m)
Dual UPVC double glazed windows to the rear aspect, radiator

Bedroom 3

11' 11" x 7' 10" (3.63m x 2.39m)
UPVC double glazed window to the front aspect, radiator

Bathroom

Suite comprising panelled bath with mixer tap shower attachment over, vanity wash hand basin, low level wc, UPVC obscure double glazed window to the rear, heated towel rail.

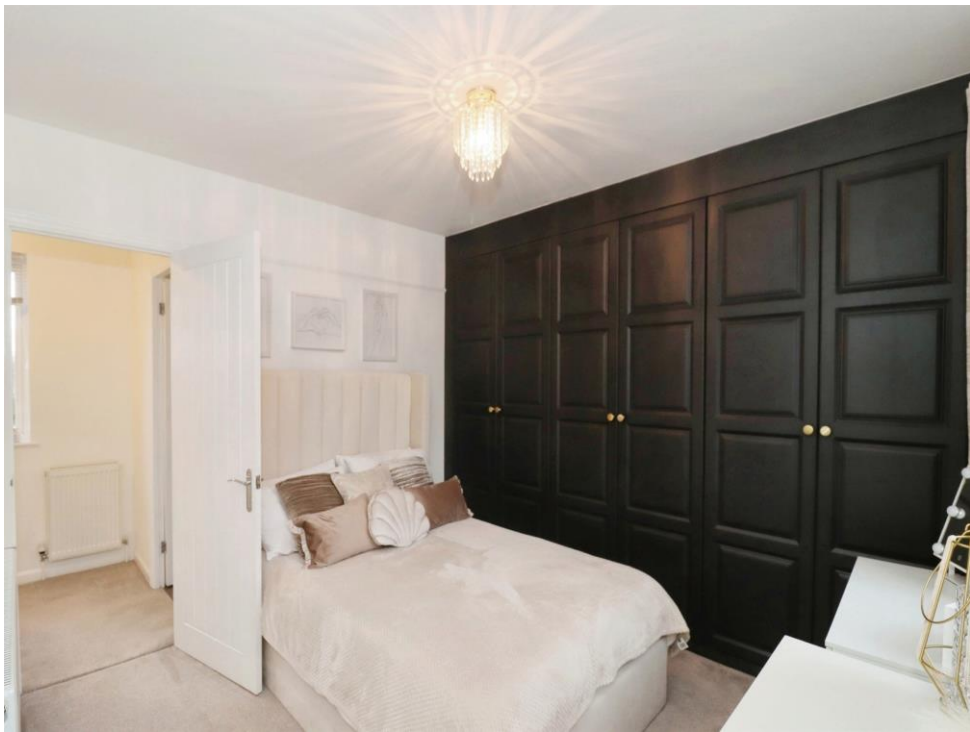
Front Garden

Established and enclosed by mature hedging with an archway approach to the front door.

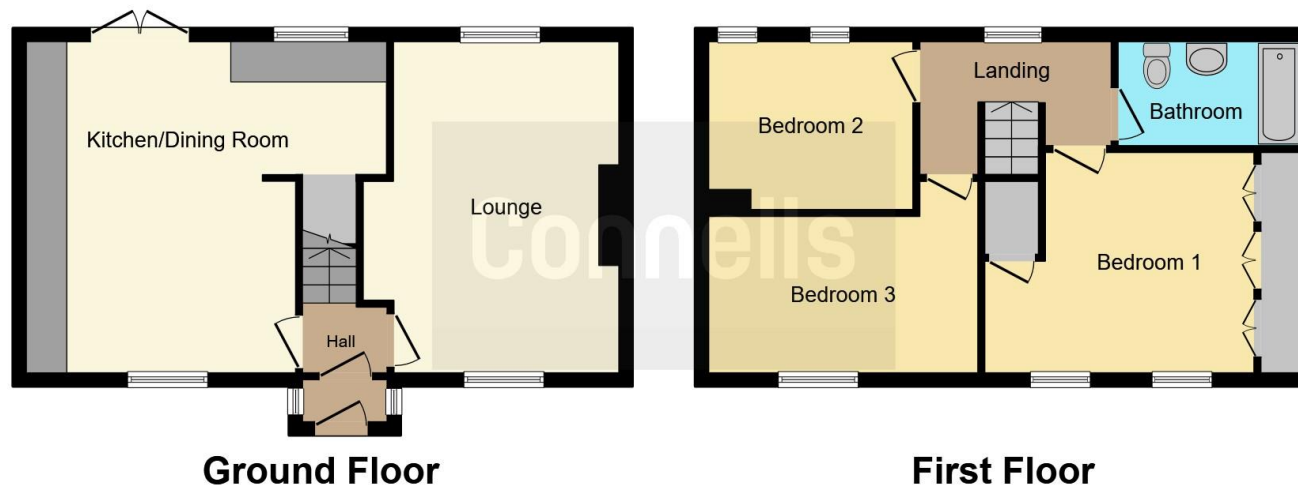
Rear Garden

Established and part laid to patio and lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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