



**Connells**

Crispin Way  
Bristol





### Property Description

Connells are delighted to introduce this extremely well presented 3 bedroom terraced family home to the market. Upgraded internally by the current owners, this house boasts a kitchen/diner, living room, 3 bedrooms and family bathroom and is complimented by UPVC double glazing throughout and gas central heating. Fantastic elevated views over Bristol from the rear of the house make this a very desirable property in a sought after location close to local amenities, shops and bus routes.

Please note: there is a garage in a detached block in the rear lane of the house, however, the agent has not been able to inspect the garage internally as it is need of considerable repair.

\*\* We will be offering an OPEN HOUSE viewing on this property so please call 01179 353013 to book your slot\*\*

### Entrance

UPVC with glass door and UPVC obscure glass window to entrance hallway

### Hallway

Stairs to first floor and landing, wooden and glass door to the kitchen

### Kitchen/Diner

16' 11" x 9' 8" ( 5.16m x 2.95m )

Kitchen comprising a range of wall and base units with integrated oven, hob and extractor, UPVC double glazed obscure glass door to the rear garden, UPVC double glazed window to the rear aspect, Base unit divide to

Dining area with UPVC double glazed window to the rear aspect, radiator.

### Living Room

11' 11" x 11' 1" ( 3.63m x 3.38m )

UPVC double glazed window to the front aspect, feature chimney alcove, radiator.

### Upstairs

#### Bedroom 1

11' 11" x 10' 3" ( 3.63m x 3.12m )

UPVC double glazed window to the front aspect, radiator.

#### Bedroom 2

9' 9" x 9' 8" ( 2.97m x 2.95m )

UPVC double glazed window to the rear aspect, radiator, storage cupboard, additional storage cupboard housing the central heating boiler.

### Bedroom 3

6' 5" Max x 8' 5" ( 1.96m Max x 2.57m )

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

### Bathroom

White suite comprising panelled bath with independent electric shower over, vanity wash hand basin, low level wc,

### Outside

#### Front Garden

Enclosed and established with gate and path to the front door

#### Rear Garden

Laid to decking and lawn, enclosed by wall and fencing with gate providing pedestrian access from the rear.

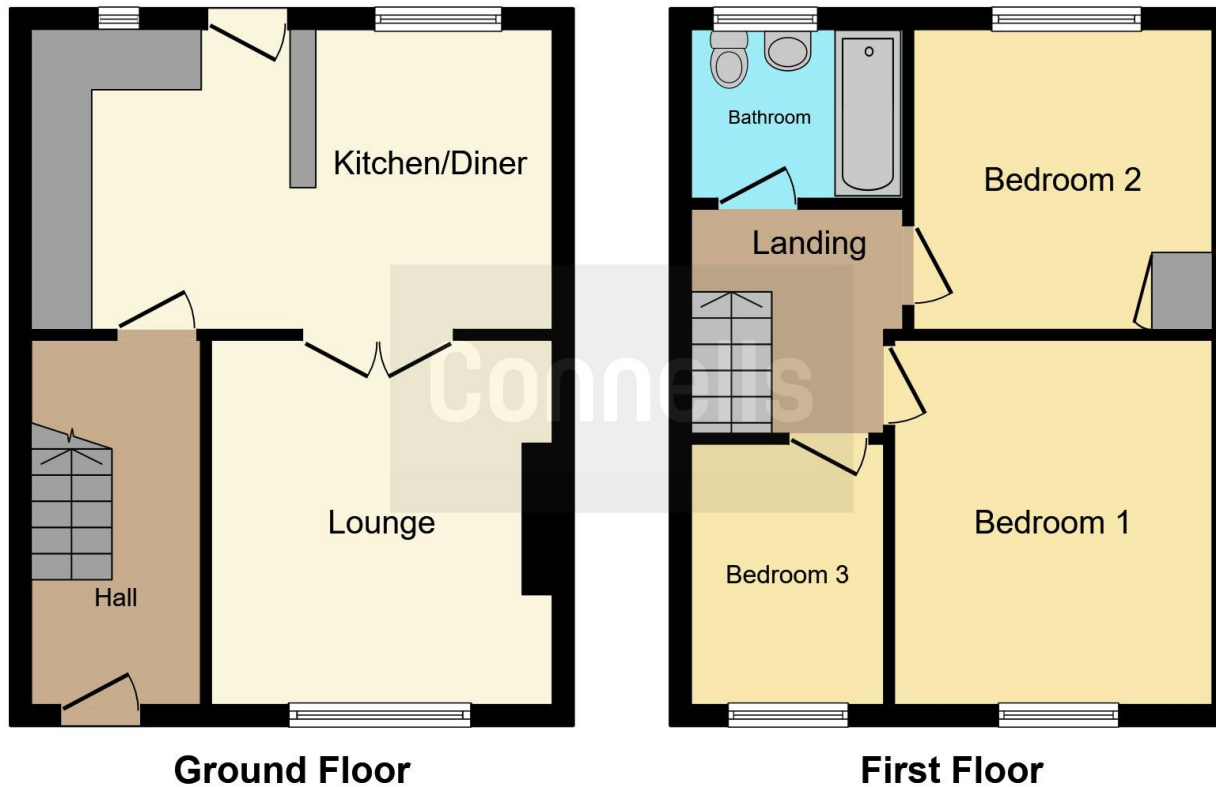












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

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**EPC Rating: Awaited**

Tenure: Freehold

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