



**Connells**  
connells.co.uk 0117 935 3013  
**FOR SALE**

**Connells**

Speedwell Road  
Bristol





## Property Description

Centrally situated and close to excellent local amenities, shops, bus routes and major transport links, this unusual 2 bedroom Victorian style end terrace property is situated on a corner plot and is deceptively spacious inside.

In addition to the extensive works undertaken whilst in the current owners tenure which include a stripped and re-fitted roof (@ 2024), replacement boiler (@ 2021), re-plastering, re-wiring and a downstairs extension and internal improvements, this property is well presented and further complimented by two double sized bedrooms. Externally the property benefits from a garage with vehicular access and off street parking. AGENT NOTE - the vendor would be happy to discuss leaving a number of furniture items and white goods in the property for the next owner - this includes the full alarm system and monitor. Please ask for further details if this would be of interest to you.

## Entrance

Via an extra secure front door.

## Entrance Hall

With step to hallway, doors to ground floor accommodation

## Living Room

12' 4" min x 15' max ( 3.76m min x 4.57m max )

UPVc double glazed window to the front aspect, UPVc double glazed window to the side aspect, feature fire surround with fire inset. ( this is a capped working fireplace), consumer box and alarm, stairs to first floor and landing.

## Kitchen

11' 8" x 8' 5" min ( 3.56m x 2.57m min )

Comprising a good range of wall and base units with worktops over, one and a half bowl stainless steel sink unit and drainer, integrated appliances, plumbing for an automatic washing machine, space for a fridge freezer, radiator.

## Dining Area

Flowing from the kitchen. UPVc French doors to the rear garden, UPVc door to the side aspect onto the rear garden, UPVc double glazed window to the side aspect.

## Bathroom

Modern suite comprising panelled bath with independent shower over, low level wc, pedestal wash hand basin, UPVc double glazed obscure window to the rear aspect, granite wall tiles, radiator.

## Upstairs

## Landing

15' x 4' 9" ( 4.57m x 1.45m )

UPVc double glazed window to the side

aspect.

## Bedroom 1

14' 7" x 9' 5" ( 4.45m x 2.87m )

x 2 UPVc double glazed window to the rear aspect, radiator, cupboard housing the central heating boiler and loft access.

## Bedroom 2

12' 7" x 9' 8" to wardrobe ( 3.84m x 2.95m to wardrobe )

UPVc double glazed window to the front aspect, radiator, range of built in wardrobes

## Outside

The rear garden is laid to hardstanding, patio and planted areas with large gates to the side aspect and dropped kerb offering off street parking for a vehicle off of the road. In addition, there is rear garden pedestrian access to the garage at the end of the garden with both power and light and secure garage door.

## Garage

To the rear of the property with vehicular access from the front, pedestrian access into the garden, power and light.













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)

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**EPC Rating: D**

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Tenure: Freehold



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