



**Connells**

Claypool Road  
Bristol



## Property Description

Connells Estate agents, Kingswood are delighted to introduce this lovely three bedroom semi-detached family home to the market. Situated in popular Claypool Road, between Kingswood and Hanham, the house has been priced to sell and is also offering no onward chain. Offering a large lounge/diner, extended kitchen, downstairs cloakroom, 3 bedrooms and a family shower room, the vendor has maintained the property to a high standard with a replacement combi boiler fitted in 2024, modern UPVc double glazed windows throughout. All of this is situated in a family friendly South facing rear garden which is enclosed and comprises part patio/mainly lawn. Claypool Road is a cul-de-sac location close to all of the local amenities, bus routes and major transport and motorway networks. \*\*\* TELEPHONE 01179 353 013 TO BOOK YOUR VIEWING SLOT \*\*\*

## Entrance

UPVc double glazed door to the Entrance Porch

## Entrance Porch

Wooden and glazed door to the Entrance hall

## Entrance Hall

Radiator, stairs to first floor and landing with storage under with a light.

## Downstairs Cloakroom

Comprising low level wc, pedestal wash hand basin, UPVc double glazed window to the side aspect, radiator.

## Lounge/Diner

22' 2" max x 12' 4" max ( 6.76m max x 3.76m max )

UPVc double glazed windows to the front and rear aspects, 2 radiators, feature fire surround with inset and hearth.

## Kitchen

19' x 6' 5" ( 5.79m x 1.96m )

UPVc double glazed window to the rear aspect, UPVc double glazed door to the rear garden, Velux window, kitchen comprising a good range of wall and base units with worktops over, integrated oven, hob and extractor, sink unit with drainer, wall mounted breakfast bar, radiator.

## Upstairs

11' 4" x 9' 5" ( 3.45m x 2.87m )

UPVc double glazed window to the front aspect, built-in shelved storage, radiator.

## Landing

UPVc double glazed window to the side aspect, loft access.

## Bedroom 1

11' 4" x 9' 5" ( 3.45m x 2.87m )

UPVc double glazed window to the front aspect, built-in shelved storage, radiator.

## Bedroom 2

11' 4" x 9' 8" ( 3.45m x 2.95m )

UPVc double glazed window to the rear aspect, cupboard housing the Worcester combination boiler (fitted in 2024), radiator.

## Bedroom 3

8' 2" x 7' 8" ( 2.49m x 2.34m )

UPVc double glazed window to the front aspect, radiator.

## Family Shower Room

Comprising walk-in shower cubicle, vanity wash hand basin, low level wc, UPVc double glazed obscure window to the rear aspect, part tiled walls, radiator.

## Outside

### Front

Laid to paved area with wall enclosure and gate

### Rear Garden

Laid to part patio and mainly lawn, enclosed with established planting.

## Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.









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

**T 0117 935 3013**  
**E [kingswood@connells.co.uk](mailto:kingswood@connells.co.uk)**

1 Regent Street Kingswood  
 BRISTOL BS15 8JX

**EPC Rating: D**

**view this property online [connells.co.uk/Property/KWD310322](http://connells.co.uk/Property/KWD310322)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: KWD310322 - 0004