



Connells

Southfield Avenue
Bristol



Property Description

Situated in a popular residential area with good access to local amenities, schools and bus routes and just a short distance to the ring road into the centre of Bristol. Located in Kingswood, Kingswood has good variety of eateries, supermarkets, restaurants as well as dentists and doctors. This family home is being offered for sale with NO CHAIN and offers potential!

Entrance

Leded stained glass front door leading into the entrance porchway with UPVC double glazed windows around, tiled flooring and a further UPVC double glazed obscured glass door leading into the entrance hallway.

Hallway

Hallway has a box housing circuit breaker and electric meter, radiator, laminate flooring, stairs rising up to the first floor landing, under stairs storage cupboard with light and coat hooks and doors through into lounge/diner.

Lounge / Diner

25' 5" max into the bay x 12' 9" max into recess (7.75m max into the bay x 3.89m max into recess)

UPVC double glazed bay window to the front aspect, UPVC double glazed doors leading out into the rear garden, laminate flooring, two radiators, Telephone point, gas living flame fire with a stone surround and hearth.

Kitchen

18' 3" max x 8' 10" (5.56m max x 2.69m)

UPVC double glazed window overlooking the rear garden, UPVC double glazed window to the side, UPVC double glazed door leading out into the rear garden, double panel heating radiator, laminate flooring, extensive range of base units and drawers with worktops over with tiled splashbacks and matching wall units, two wall units with glass front door, integrated electric oven and grill with an inset four ring gas hob with an extractor hood above, wall mounted boiler, dishwasher, space and plumbing for a washing machine and dryer, one and a half bowl sink unit and drainer with a mixer tap.

Landing

UPVC double glazed window to the side aspect and hatch given access to the loft storage space.

Bathroom

UPVC double glazed obscured glass window, tiled flooring, tiled walls, radiator, a corner bath with a seat with twin grip handles, low level WC, vanity wash hand basin and separate shower cubical with folding doors with electric shower.

Bedroom One

13' 10" into bay window x 8' 7" front of wardrobes (4.22m into bay window x 2.62m front of wardrobes)

UPVC double glazed windows to the front aspect, wall to wall mirrored wardrobes with sliding doors comprising hanging rails and shelving and central heating radiator.

Bedroom Two

11' 4" x 7' 10" plus door recess (3.45m x 2.39m plus door recess)

UPVC double glazed window to the rear aspect, radiator, built-in wardrobes with sliding doors comprising hanging rails and shelving.

Bedroom Three

8' 3" x 6' 2" to front of wardrobe (2.51m x 1.88m to front of wardrobe)

UPVC double glazed window to the front aspect, radiator, built in wardrobes with hanging rails and shelving.

Outside

To The Front

Steps rising to the front door, front garden is paved and has a gate given side access around to the rear.

To The Rear

Rear garden is enclosed with fencing and has an outside tap, part laid with patio, decked area, lawned area, garden sheds, green house, mature shrubs, gate giving access to parking space and also a detached garage.

Garage

Up and over door.









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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EPC Rating: Awaited

Tenure: Freehold

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