



Connells

Boswell Street
Bristol



Property Description

A Victorian terraced house located in the popular area of Eastville which offers convenient access to Eastville Park, the city centre and the East Gate Retail park and Eastville Park. Great travel links to M32/M5/M4 motorways.

Entrance

UPVC double glazed obscured glass front door leading into the entrance hallway.

Hallway

Hallway has gas meter, a box housing electric meter and circuit breaker, radiator and opens into kitchen/diner.

Lounge

13' 8" into bay x 11' 5" max (4.17m into bay x 3.48m max)

Decorative ceiling rose, coved ceiling, UPVC double glazed window to the front aspect, central heating radiator and TV point.

Kitchen / Diner

14' 11" max x 13' 5" (4.55m max x 4.09m)

Stairs rising to first floor, UPVC double glazed window to the rear aspect, UPVC double glazed obscured glass door to the rear aspect, under stairs storage cupboard with built-in shelving and light, radiator, range of base units and drawers with rolled-edge worktops over with tiled splashbacks and matching wall units, integrated electric oven and grill with an inset four ring gas hob with an extractor hood above, a cupboard housing the washing machine, stainless steel single bowl drainer with a mixer tap and a cupboard housing the central heating boiler.

Landing

Skylight window, radiator and hatch given access to loft storage space.

Bedroom One

12' to front of wardrobe x 11' 1" (3.66m to front of wardrobe x 3.38m)

Laminate flooring, UPVC double glazed window to the front aspect, radiator, built-in wardrobes comprising hanging rail and built-in shelving.

Bedroom Two

11' 2" x 9' 5" max (3.40m x 2.87m max)

UPVC double glazed window to the rear aspect, laminate flooring and built-in recess with hanging rail.

Bathroom

UPVC double glazed obscured glass window, radiator, tiled flooring, pedestal wash hand basin with tiled splashbacks, low level WC, bath with a mixer tap, folding shower screen and is partly tiled around.

Outside

To The Front

Front garden is enclosed with fencing with a path leading to the front door, partly paved with some astroturf around.

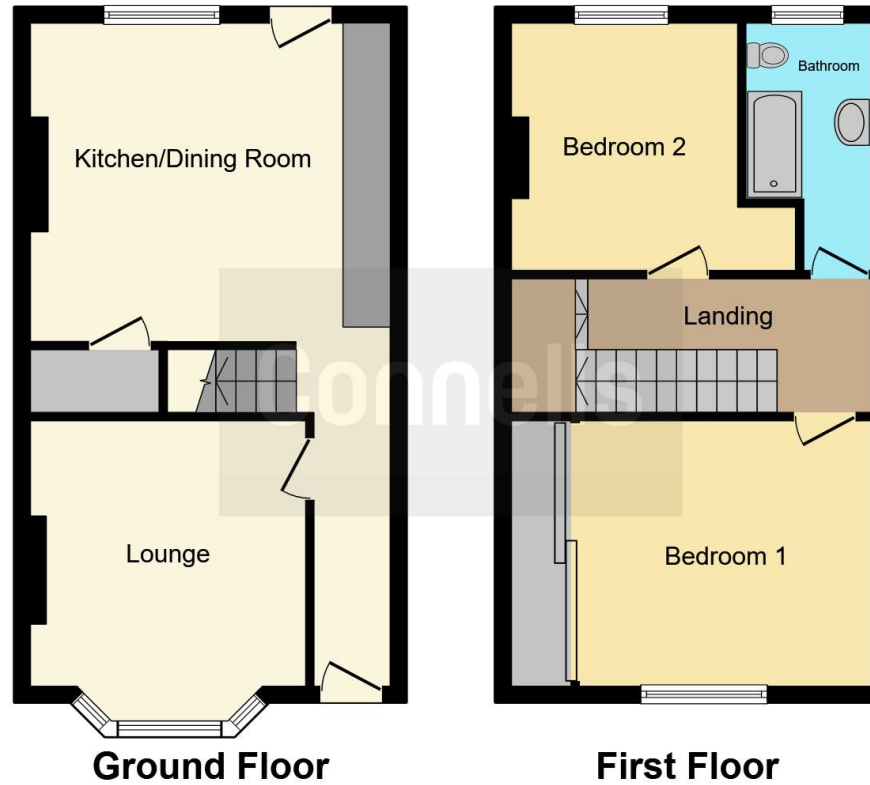
To The Rear

Rear garden is enclosed with fencing and walls and has astroturf with couple of storage sheds as well.









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