



Connells

Furber Road
Bristol



Property Description

A great opportunity to purchase this spacious family home in the popular residential area of St George. Currently with four bedroom and two reception rooms there is also the opportunity for a fifth bedroom on the ground floor that has a wet room off it. Could also make a good office area or for what ever else it may suit. Located within close proximity to shops, cafes and restaurants between St George and Hanham, A viewing is highly recommended!

Entrance

UPVC double glazed obscured glass double doors leading into the front porch which has coat hooks and shelving and a UPVC double glazed front door leading into the entrance hallway.

Hallway

Radiator, a cupboard housing circuit breaker and electric meter, stairs rising to the first floor with an under stairs storage cupboard housing the boiler.

Lounge

12' 5" x 12' 3" into bay (3.78m x 3.73m into bay)

UPVC double glazed window to the front aspect, radiator, gas living flame feature fire and TV point.

Office / Bedroom Five

12' 10" x 9' 10" (3.91m x 3.00m)

Radiator, UPVC double glazed window to the rear, UPVC double glazed door leading out to the rear garden, built-in cupboard with shelving and door through to downstairs wet room.

Kitchen / Diner

17' 5" x 12' 7" max (5.31m x 3.84m max)

Coved ceiling, UPVC double glazed window to the side aspect, radiator, range of base units and drawers with rolled-edge worktops over with tiled splashbacks, matching wall units, space for cooker, space and plumbing for washing machine and dishwasher, space for american style fridge/freezer, stainless steel one and a half bowl sink unit and drainer.

Downstairs Wet Room

Fully tiled around with radiator, vanity wash hand basin with a mixer tap, low level WC with matching wall cabinets, electric shower, UPVC double glazed obscured glass window and extractor fan.

Landing

UPVC double glazed window to the side aspect and stairs rising up to second floor.

Bedroom One

12' 6" x 9' 9" to front of wardrobe (3.81m x 2.97m to front of wardrobe)

UPVC double glazed window to the front aspect, radiator, range of fitted wardrobes and chest of drawers comprising hanging rails and shelving, matching bed side tables and overhead bed cupboards.

Bedroom Two

11' 10" x 9' 4" plus door recess (3.61m x 2.84m plus door recess)

UPVC double glazed window to the rear aspect, radiator, fitted wardrobes with built-in over bed cupboards comprising hanging rails and shelving.

Bedroom Three

8' 3" x 6' 6" (2.51m x 1.98m)

UPVC double glazed window to the front aspect and radiator.

Bathroom

UPVC double glazed window to the rear aspect, low level WC, corner bath with mixer tap with connected shower attachment, vanity sink unit, bathroom mirror and cupboard space to the side, separate shower cubical with folding doors with a mixer tap and a chrome heated towel radiator,

Second Floor Landing

UPVC double glazed window to the side and door leading through into bedroom four.

Bedroom Four

12' 6" plus door recess x 12' 2" (3.81m plus door recess x 3.71m)

Part-restricted head height, radiator, velux windows and eves storage space.

Outside

To The Front

Shared driveway which leads to the side of the house, a garage situated in the block of two, offer parking for couple of vehicles to the front with a bordering flower bed, two steps rising to the front door.

To The Side

Gate with a slope to allow wheelchair access.

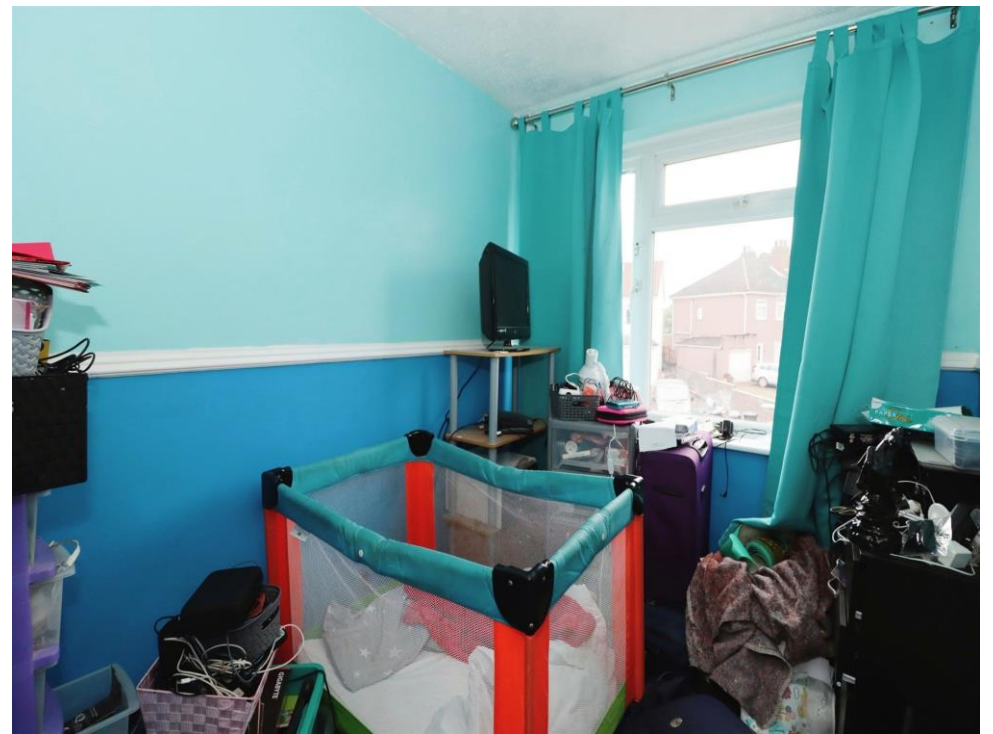
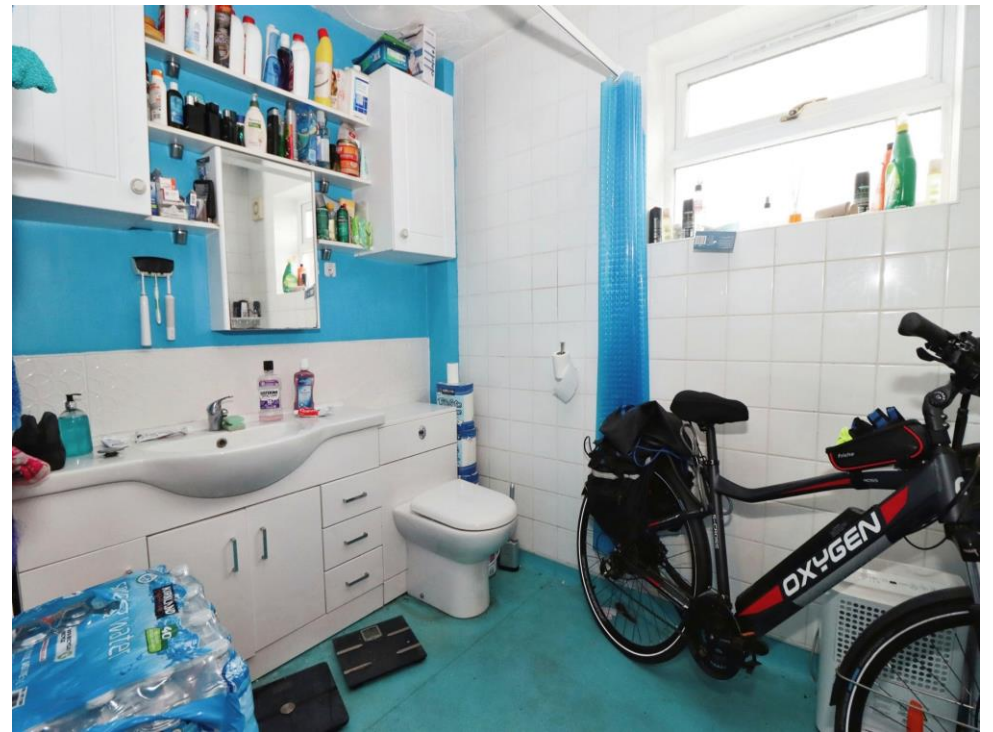
To The Rear

Rear garden is enclosed with fencing and is laid with astroturf.

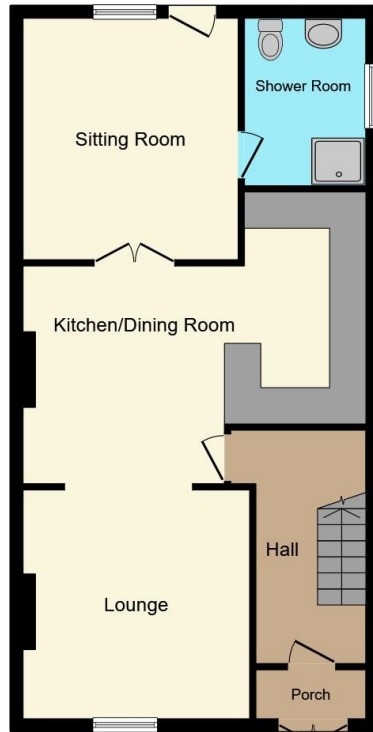
Garage

Up and over door.

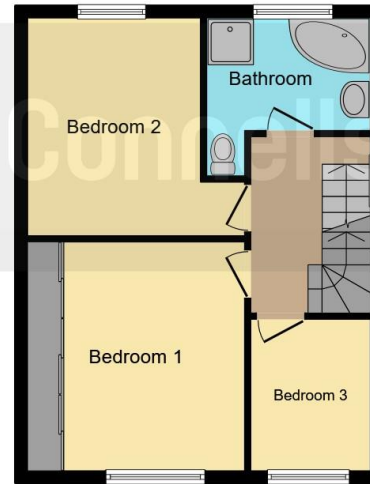




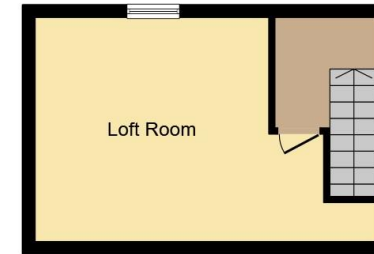




Ground Floor



First Floor



Second Floor

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: Awaiting

Tenure: Freehold

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