



**Connells**

Air Balloon Road  
Bristol





## Property Description

A three bedroom end of home located in the popular area of St George within close proximity of Doctors, Air Balloon Hill Primary School, Troopers Hill Nature Reserve and with the added benefit of being on a frequent bus route into the city centre. OFF ROAD PARKING & an INTEGRAL GARAGE. Would ideally suit first time buyers! An early viewing would be essential to avoid disappointment.

## Entrance

UPVC double glazed front door with UPVC double glazed windows either side, leading into the entrance hallway.

## Hallway

Laminate flooring, radiator, doors off into principal rooms, stairs rising to the first floor, door beneath the stairs with stairs lowering down into the utility room.

## Lounge

13' 11" x 10' 3" ( 4.24m x 3.12m )

Laminate flooring, UPVC double glazed window to the front aspect, radiator, wall-mounted electric feature fire, TV point, telephone point and an archway leading into the kitchen /diner.

## Kitchen

16' 9" x 9' ( 5.11m x 2.74m )

Triple aspect UPVC double glazed windows to the rear and side aspects, radiator, space for american style fridge/freezer, range of base units and drawers with rolled-edge worktops over with tiled splashbacks, integrated dishwasher, fridge/freezer, space for cooker, stainless steel circular single bowl sink and drainer with mixer tap.

## Utility Room

Door leading out to the rear, space and plumbing for washing machine, circuit breaker, gas meter and electric meter, worktops and window to the rear.

## Landing

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

## Bathroom

Bathroom is fully tiled around and has chrome heated towel radiator, low level WC, pedestal wash hand basin, panelled bath with electric shower over,

## Bedroom One

11' 3" x 10' to rear of wardrobe ( 3.43m x 3.05m to rear of wardrobe )

UPVC double glazed window to the rear aspect giving open views of the surrounding area, radiator, fitted wardrobes with hanging rails and shelves above.

## Bedroom Two

11' 11" x 9' 7" max ( 3.63m x 2.92m max )

UPVC double glazed window to the front aspect, radiator, laminate flooring and cupboards with built-in shelving.

## Bedroom Three

7' 11" x 6' 10" ( 2.41m x 2.08m )

UPVC double glazed window to the front aspect and radiator.

## Outside

### To The Front

Outside light, stone porch, gated access to steps leading down to the front door, front garden is terraced and has astroturf, closed with fencing and has side path leading to rear area.

### To The Rear

Rear garden has a parking for two cars, rear access to garage which is integral garage to the rear of the property.

## Garage

22' 10" x 10' 4" ( 6.96m x 3.15m )

Up and over door with full power and lighting.

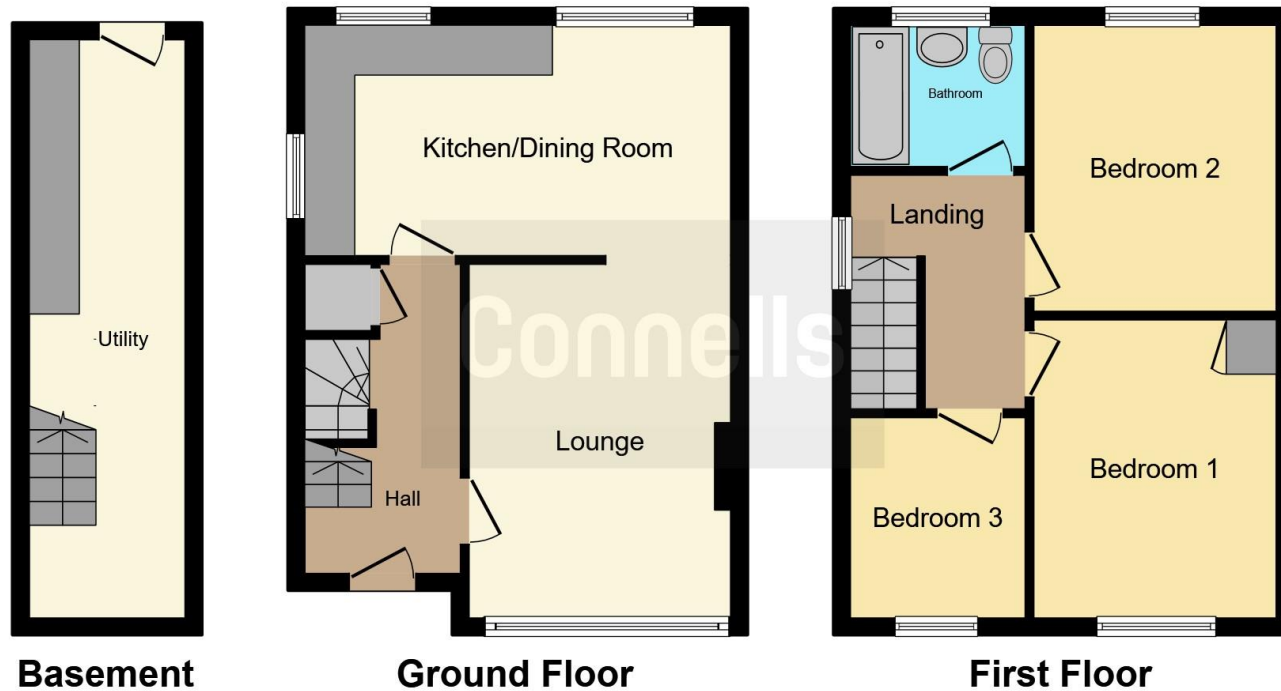












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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**

Tenure: Freehold

**view this property online [connells.co.uk/Property/KWD310635](http://connells.co.uk/Property/KWD310635)**



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: KWD310635 - 0002