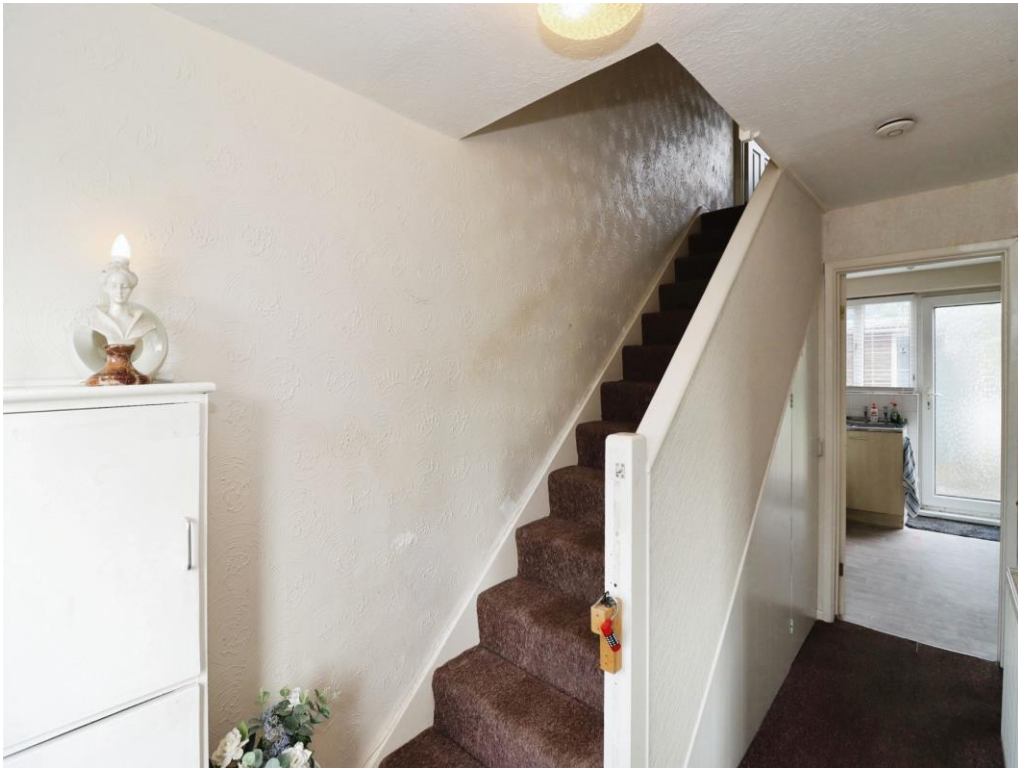




Connells

Primrose Lane
Bristol



Property Description

A three bedroom family home located in the popular area of Kingswood it benefits from having all local amenities within close proximity to include, shops, supermarkets, a variety of eateries, pubs, schools, doctors and dentists as well as frequent bus services into the city centre. Would ideally suit first time buyers and has the added benefit of being sold with NO ONWARD CHAIN

Entrance

UPVC double glazed obscured glass front door and a UPVC double glazed obscured glass window to the side, leading into the entrance hallway.

Hallway

Hallway has a box housing the meters and consumer unit, radiator, stairs rising to the first floor with an under stairs storage cupboard.

Downstairs Cloakroom

Cloakroom is half tiled around and has an extractor fan, low level WC, wall mounted wash hand basin.

Living Room

12' 10" x 12' 4" max (3.91m x 3.76m max)

UPVC double glazed window to the front aspect, radiator, fitted electric coal effect fire with a stone surround hearth and mantle over, telephone point, square arch through into the dining area.

Dining Area

9' 8" plus recess x 9' 4" (2.95m plus recess x 2.84m)

Radiator, UPVC double glazed french door leading out into the rear garden and a door through into the kitchen.

Kitchen

9' 4" x 8' 6" (2.84m x 2.59m)

Kitchen is accessible through hallway and dining area and has UPVC double glazed window to the rear aspect, UPVC double glazed obscured glass door leading out to the rear, space for fridge/freezer, space and plumbing for a washing machine, space for cooker, range of base units and drawers with rolled-edge worktops over with matching wall units, stainless steel single bowl sink unit and drainer.

First Floor Landing

Hatch given access to loft space, doors off into principal rooms.

Bedroom One

12' 10" x 9' 8" plus door recess (3.91m x 2.95m plus door recess)

UPVC double glazed window to the front aspect, radiator, door to storage cupboard which has got wooden slated shelves.

Bedroom Two

10' 8" plus recess x 9' 5" (3.25m plus recess x 2.87m)

UPVC double glazed window to the rear aspect overlooking the rear garden and radiator.

Bedroom Three

8' 9" x 7' 8" (2.67m x 2.34m)

UPVC double glazed window to the front aspect.

Shower Room

Chrome heated towel radiator, UPVC double glazed obscured glass windows to the rear, low level WC, pedestal wash hand basin with a mixer tap, shower cubical with a main shower with tiled surround.

Outside

To The Front

Front garden is predominantly laid with lawn with bordering flower beds, off road parking and outside light.

To The Side

Gated access leading around to the rear.

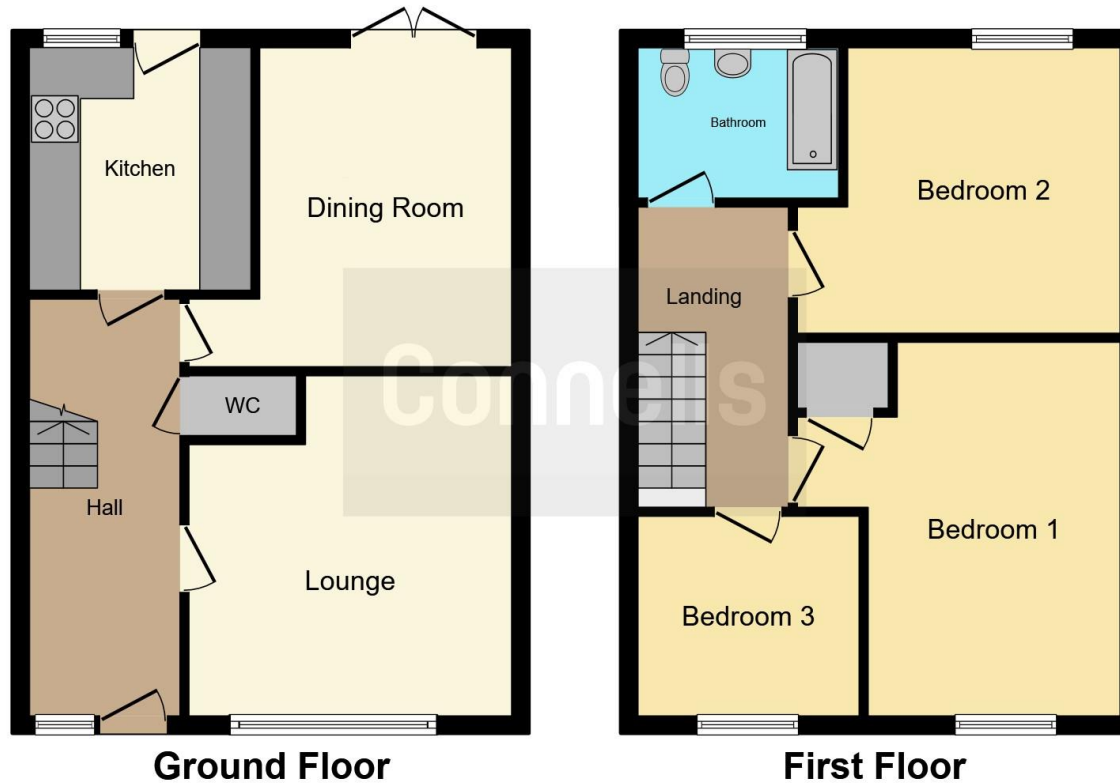
To The Rear

Rear garden has outside tap, a brick-built garden shed, partly astroturf, rest of the garden is laid to lawn with patio area with mature trees and shrubs.









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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Tenure: Freehold



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Property Ref: KWD310646 - 0004