



Connells

Two Mile Hill Road
Bristol



Property Description

An internal viewing is essential to fully appreciate the spacious accommodation this lovely, well kept family home has to offer. Located on the border of St. George Kingswood and 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. Call us today on 0117 9353013 to arrange a viewing!!

Entrance

Front door leading into the entrance hallway.

Hallway

Hallway has exposed wooden floorboard, stairs rising to the first floor, wall-mounted fuse box, circuit breaker and electric meter.

Lounge / Bedroom Three

12' 10" x 11' 4" (3.91m x 3.45m)

UPVC double glazed windows to the front aspect, telephone point, radiator, strip back floorboards, door to under stairs storage cupboard.

Kitchen / Diner

22' 5" x 14' 8" max (6.83m x 4.47m max)

Frosted glass stripped wood doors leading into the kitchen/diner which has coved ceiling, partly exposed wood floorboards, partly tiled, radiator, open fire place with a tiled hearth and wooden mantle over, range of base units and drawers with rolled-edge worktops over with tiled splashbacks, integrated washing machine, integrated fridge and freezer, integrated dishwasher, pull-out ladder style cupboard, one and a half bowl sink unit and drainer with a mixer tap, integrated electric oven and grill with a four ring induction hob, UPVC double glazed windows to the side, two skylight windows, an additional radiator and a door through into an inner hallway.

Inner Hallway

UPVC double glazed door leading out to the side of the property, tiled flooring, door through into a back room.

Lounge

11' 10" x 11' 3" max (3.61m x 3.43m max)

UPVC double glazed window to the side aspect, UPVC double glazed patio doors leading out to the rear garden, radiator and TV point.

Bathroom

Bathroom is fully tiled around and has skylight window, radiator, tiled flooring, pedestal wash hand basin, low level WC, bath with electric shower over and extractor fan.

Landing

Doors off into bedrooms.

Bedroom One

14' 8" x 12' (4.47m x 3.66m)

UPVC double glazed window to the front aspect and radiator.

Bedroom Two

14' 7" x 11' 1" (4.45m x 3.38m)

UPVC double glazed window overlooking the rear garden, radiator, door to wardrobe which has got a hanging rail.

Outside

To The Front

Box housing gas meter, gate given access to path leading to front door, front garden is paved, low level walls to the front side and fencing to the other side.

To The Rear

Patio area with steps leading up on to a decked area, approx. 120Ft garden which is predominantly laid with lawn, mature trees and shrubs.

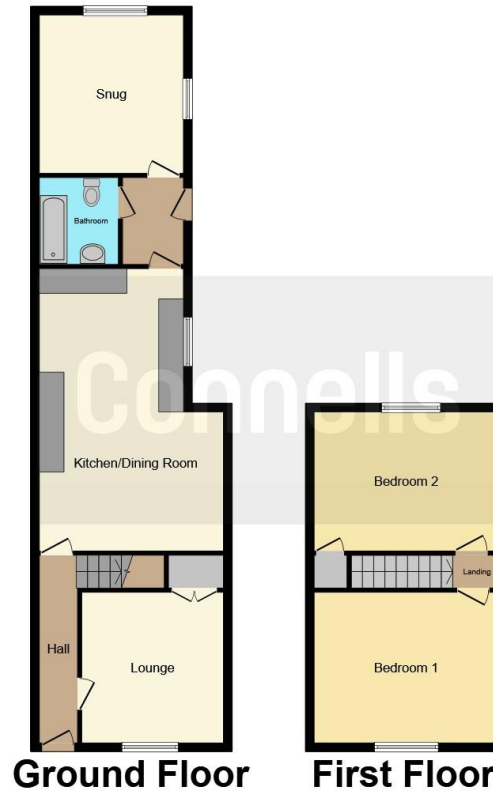
Agent Note

Vendor informed us that the boiler is new (installed in 2024)









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

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

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