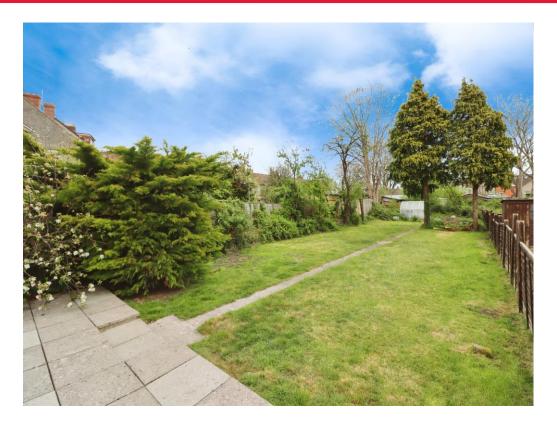


Connells

Tower Road Bristol

Tower Road Bristol BS15 1PG







Property Description

A spacious Victorian end of terrace house situated within close proximity of local amenities to include schools, doctors, dentist as well as Cossham Hospital situated nearby. There are also an array of eateries, shops and supermarkets as well frequent bus links into the centre of Bristol. An early viewing is essential to fully appreciate the accommodation on offer. NO CHAIN.

Accommodation

UPVc double glazed front door leading into the entrance hallway.

Entrance Hallway

Central heating radiator. Box housing the circuit break and electric meter. Box housing the gas meter. Further glazed door leading into:-

Lounge/Diner

30' 6" Max x 14' 4" Max (9.30m Max x 4.37m Max)

Coved ceilings. UPVC double glazed bay window to the front aspect. Two UPVC double glazed windows to the side aspect. Three central heating radiators. Stairs rising to the first floor. Feature electric fireplace. TV point. Door through to the kitchen.

Kitchen

17' x 7' 10" (5.18m x 2.39m)

Double aspect double glazed windows. UPVC double glazed door leading out into the rear garden. Central heating radiator. Space for a fridge/freezer. Extensive range of base units with drawers with matching wall units with rolled edge worktops with tiled splash backs. Space and plumbing for both a washing machine and tumble dryer. Space for a cooker with an extractor fan. sink unit and drainer with a mixer tap. Extractor fan. Door through to into inner storage which is housing a freezer. door through to the bathroom.

Bathroom

Extractor fan. UPVC double glazed obscure glass window. Central heating radiator. WC. Panelled bath with a mixer tap. electric shower over and shower screen. Pedestal wash hand basin with a mixer tap. Fully tiled around.

First Floor Landing

Central heating radiator. UPVC double glazed window. Doors off into

Bedroom One

14' 10" into the bay x 12' 3" to the front of the wardrobe (4.52m into the bay x 3.73m to the front of the wardrobe)

UPVC double glazed window to the front aspect. Central heating radiator. Two fitted double wardrobes with hanging rails. Cupboard space above. Dressing table area with drawers with a circular wall mirror.

Bedroom Two

11' 10" x 11' 5" (3.61m x 3.48m)

hatch giving access to the loft storage space. Central heating radiator. UPVC double glazed window overlooking the rear of the property.

Bedroom Three

11' max x 7' 11" (3.35m max x 2.41m) UPVC double glazed window overlooking the garden. Central heating radiator.

Outside

To the front

Front garden with astro turf. Low level wall, Gated path to the front door. Side path leading around to the rear.

To the side Paved garden.

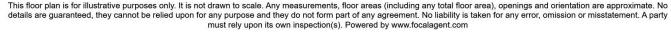
To the rear

Partly paved. Predominately laid with lawn. Green house. Flower beds. Vegetable plot. Enclosed with fencing and has mature trees and shrubs.









To view this property please contact Connells on

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view this property online connells.co.uk/Property/KWD310788









^{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.

EPC Rating: Awaited