



Connells

Elfin Road
Bristol



Property Description

Fishponds is a vibrant and a diverse area and offers lots of amenities including an array of shops, supermarkets, restaurants, take-aways, pubs & bars, as well as schools and Doctors. Offering great transport links and frequents bus services into the centre of Bristol and surrounding areas. An internal viewing is highly recommended, call us today to arrange a viewing on 0117 9353013.

Entrance

UPVC double glazed decorative glass panel door leading into vestibule with a further door leading into the entrance hallway.

Hallway

Hallway has cupboard housing circuit breaker and electric meter, radiator with a mirror, laminate flooring, stairs rising to the first floor landing with under stairs recess space and storage cupboard, and doors off into principal rooms.

Lounge

28' 8" into bay x 11' 10" max (8.74m into bay x 3.61m max)

Halogen downlighters, laminate flooring, UPVC double glazed bay window to the front aspect, two radiators and TV point.

Kitchen / Breakfast Room

14' 10" x 9' 6" (4.52m x 2.90m)

Kitchen is fully tiled around and has radiator, space for american style fridge/freezer, range of base units and drawers with matching wall units with rolled-edge worktops, stainless steel one and a half bowl sink unit with mixer tap, integrated electric oven and grill with inset four ring gas hob with an extractor hood above, breakfast bar and side access to utility area

Utility Area

Door leading through into the lounge, UPVC double glazed doors leading out to the rear garden, washing machine, dryer and an additional freezer, storage cupboard housing the boiler and has laminate flooring.

Inner Hallway

Tiled flooring and doors off into downstairs shower room.

Shower Room

UPVC double glazed obscured glass window, extractor fan, chrome heated towel radiator, corner shower cubical with an electric shower, vanity wash hand basin with a mixer tap, low level WC, electric shaving point and a mirrored bathroom cabinet. Shower room is fully tiled around with tiled flooring.

Wet Room

UPVC double glazed obscured glass window, mains shower and an extractor fan.

Landing

Skylight window, stairs rising to the second floor and doors off into principal rooms.

Bedroom One

15' 11" into Bay x 11' 3" max (4.85m into Bay x 3.43m max)

UPVC double glazed bay window to the front aspect, radiator, door off into walking wardrobe which has UPVC double glazed window and various hanging rails, radiator.

Bedroom Two

10' 3" x 9' 9" to front of wardrobe (3.12m x 2.97m to front of wardrobe)

UPVC Double glazed window to the rear aspect, radiator, wall to wall built-in wardrobes with partly mirrored doors comprising built-in shelving.

Bedroom Three

9' 11" x 8' 3" to front of wardrobe (3.02m x 2.51m to front of wardrobe)

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

Family Bathroom

UPVC double glazed obscured glass window,

chrome heated towel radiator, low level WC, corner bath with a mixer tap and connected shower attachment, vanity wash hand basin with a mixer tap, electric shaving point, mirrored bathroom cabinet. Bathroom is fully tiled around with tiled flooring.

Bedroom Four

17' to front of wardrobe x 11' 1" max (5.18m to front of wardrobe x 3.38m max)

Second floor has a door through into bedroom four which has UPVC double glazed window to the rear aspect, two radiators, door to walking wardrobe with automatic light, built-in hanging rails and shelving.

Outside

To The Front

Gated path leading to the front door, front garden is paved with low level wall, box housing the gas meter.

To The Rear

Rear garden is paved and enclosed with fencing.







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 Council Tax
 Band: B

Tenure: Freehold

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