



Connells

Westmead Road
Bristol



Property Description

A semi detached house located in the popular area of St George. St George offers a variety of amenities and services. Some of the amenities nearby include Doctors, Dentists, Schools, shops, cafes as well as having good transport links into the city centre. An early viewing is a must to appreciate the spacious accommodation on offer. NO ONWARD CHAIN!

Accommodation

UPVC double glazed doors leading into the porch. Multi obscured glass panelled doors leading into;-

Entrance Hallway

Laminate flooring. Central heating radiator. Box housing the circuit breaker and electric meter. Stairs rising to the first floor with an under stairs storage cupboard. Doors off into the principle rooms.

Lounge

15' 6" x 12' 5" max (4.72m x 3.78m max)
UPVC double glazed window to the front aspect. Central heating radiator. TV point. Inset fireplace.

Kitchen

18' 7" max x 9' 5" (5.66m max x 2.87m)
UPVC double glazed windows to the rear aspect. Archway leading through into the conservatory. Central heating radiator.

Cupboard housing the boiler. A range of base units and drawers with worktops over with tiled splash backs and matching wall units. Space for a fridge/freezer. Space and plumbing for a washing machine. Integrated electric oven and grill. Inset four ring electric hob with an extractor hood above. 1 1/2 bowl stainless steel sink unit and drainer with a mixer tap.

Conservatory

12' 9" x 8' 8" (3.89m x 2.64m)
Laminate flooring. Fully UPVC double glazed around. UPVC double glazed door leading into the rear garden.

First Floor

Split level landing. Hatch giving access to loft. Storage cupboard.

Bedroom One

25' 5" x 9' 1" (7.75m x 2.77m)
Triple aspect UPVC double glazed windows to the front rear and side. Three central heating radiators. Laminate flooring.

Bedroom Two

14' 4" x 9' to the front of the wardrobe (4.37m x 2.74m to the front of the wardrobe)
UPVC double glazed window to the front aspect. Central heating radiator. Built in wardrobes with sliding doors, hanging rails and shelving.

Bedroom Three

10' 7" x 10' max (3.23m x 3.05m max)

UPVC double glazed window to the rear aspect. Central heating radiator.

Bedroom Four

8' 7" x 7' 1" (2.62m x 2.16m)

UPVC double glazed window to the front aspect. Central heating radiator.

Bathroom

UPVC double glazed obscured glass window. WC. Vanity wash hand basin with a mixer tap. Panelled bath with twin grip handles with a mains shower over. Chrome heated towel radiator. Fully tiled around.

Outside

To the front

Garden laid with astro turf. Parking for a couple of cars to the front of the garage.

To the side.

Garden leading to the side and rear. Side garden has a patio area, flower beds and a garden shed.

To the rear.

Fully enclosed with fencing and a gate giving rear access. Decked area. Partly laid with lawn, flower beds and an additional patio area.

Tandem Garage

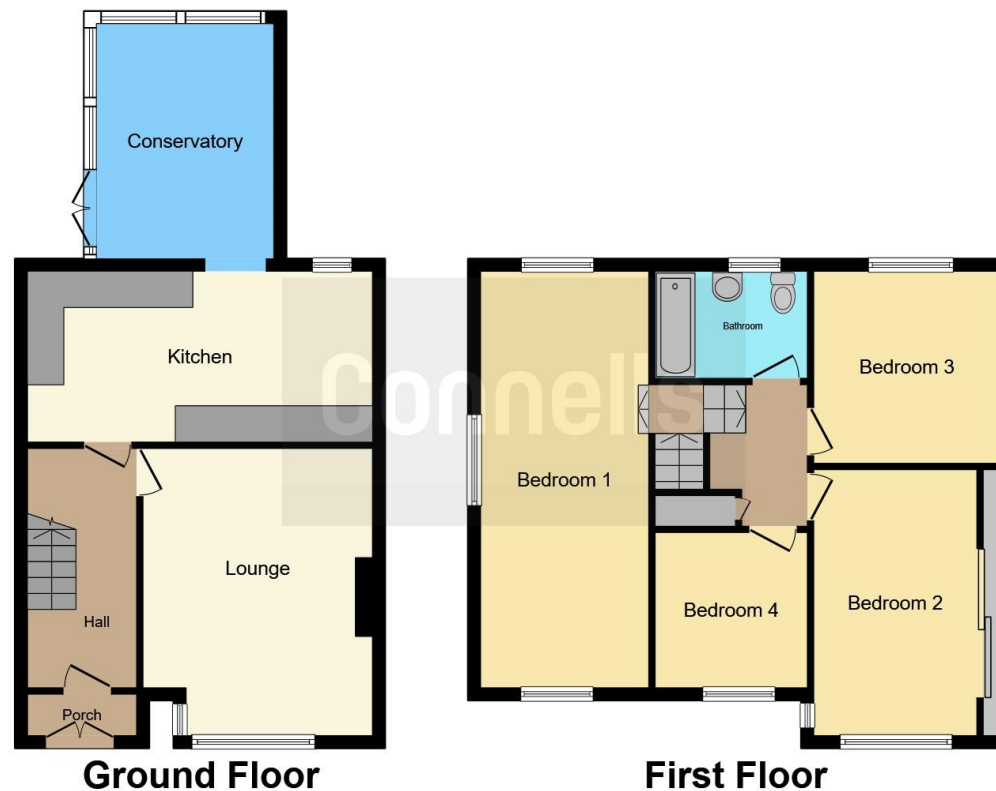
25' 7" x 9' 2" (7.80m x 2.79m)

Up and over door and courtesy door to the rear and has 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

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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