



Connells

Colebrook Road
Bristol



Property Description

This three-bedroom property located in a great location has the extra benefit of being chain-free! Bright and sunny front and rear gardens along with side access with plenty of on-street parking. On the first floor you have three bedrooms, two being doubles and one being a really good size single, the family bathroom is also located on the first floor. This property offers a sizable lounge and a spacious kitchen/diner, you will find a rear door that leads out into a large garden that has lots of potential.

Entrance

There is a large front garden, with path leading upto the front door. Side access to the left around the property. On-street parking available.

Lounge

12' 8" x 12' 3" (3.86m x 3.73m)

Large lounge area with radiator, window and sockets for internet usage.

Kitchen/Dining Room

18' 6" x 9' 4" (5.64m x 2.84m)

Kitchen/Dining room has space for all white appliances, and room for a table and chairs in the far corner. Radiator.

Bedroom One

10' 6" x 9' 4" (3.20m x 2.84m)

Bedroom has radiator and window.

Bedroom Two

12' 8" x 9' 5" (3.86m x 2.87m)

Bedroom has radiator, window and Valliant boiler in separate cupboard also can be used for storage underneath.

Bedroom Three

9' 6" x 8' 8" (2.90m x 2.64m)

Bedroom has radiator and window.

Bathroom

5' 7" x 7' 7" (1.70m x 2.31m)

Bathroom has a walk in shower, radiator, wash basin, toilet and window.

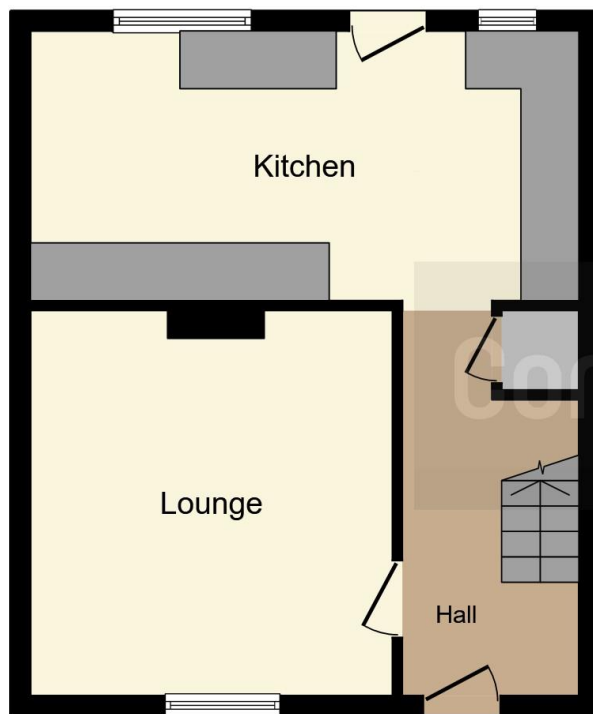
Outdoors

Outdoor rear garden space, with sections of patio and grass. Complete with small shed.

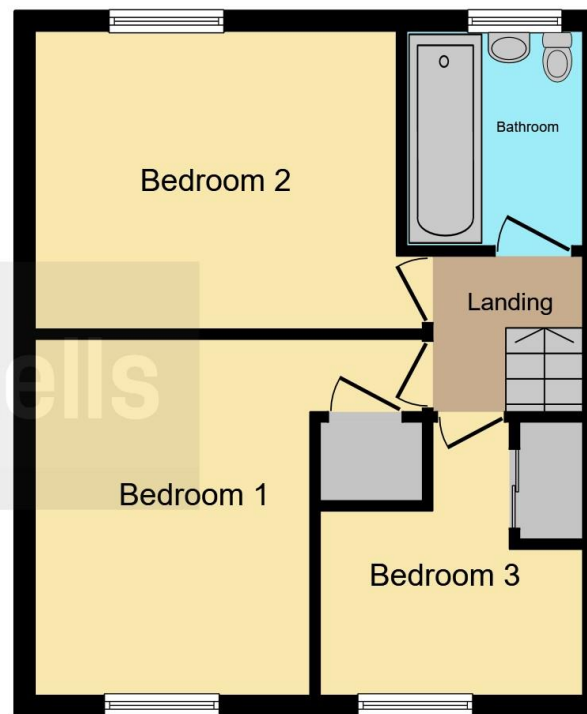








Ground Floor



First Floor

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: C Council Tax
 Band: B

Tenure: Freehold

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