



Connells

Elmtree Way
Bristol



Property Description

With some modernisation, value can be added. Situated at the end of a cul de sac beside a park, this home has huge potential, boasting a generous front lounge leading into the dining room with added comfort of an W/C. Property also benefits from an separate kitchen, as well as a large bright porch and cloakroom. Plenty of office space under the stairs for those who are working from home! Upstairs are three good size bedrooms and a bathroom. All this is complemented by plenty of built in storage space and a low maintenance garden. Separate garage is located at the bottom of the road.

BS15 covers Kingswood and Hanham which crosses over between Bristol City Council and South Gloucestershire. The area has a mix of rural and urban landscapes. The area has a number of local businesses, including several independent stores and a range of eateries, from pubs to restaurants. There are multiple Ofsted rated Good - schools within the area and has easy access into Bristol city centre with several bus routes connecting to the city centre.

Entrance

Porch. Double glazed windows. Door into

Lounge

22' 5" x 11' 6" (6.83m x 3.51m)

Lounge has radiator, Double glazed windows. Doors out to rear garden.

Kitchen

8' 8" plus door access x 7' 3" (2.64m plus door access x 2.21m)

Wall and base units with work surface over, sink and drainer, space for three electrical appliances, built in oven and hob, tiled splash backs, double glazed window

Downstairs W/C

Wc and wash hand basin, central heating radiator.

Bedroom One

10' 10" x 9' 3" (3.30m x 2.82m)

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

Bedroom Two

12' 11" max x 7' 5" max (3.94m max x 2.26m max)

UPVC double glazed window to the front aspect, central heating radiator.

Bedroom Three

7' 10" x 6' 10" (2.39m x 2.08m)

Double glazed window, radiator

Shower Room

Cubical shower with main shower over, wash hand basin, radiator, UPVC double glazed obscured glass window.

Separate Wc

Low level flush wc, UPVC double glazed window.

Outside

To The Front

A paved path is leading to the front door. A side shed with door access from the front garden.

To The Rear

Rear garden with side access.

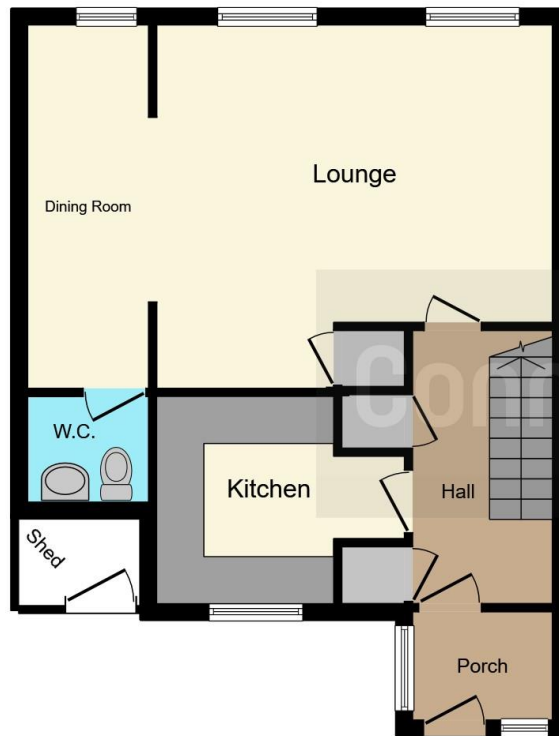
Garage

A separate garage is available at the end of the road, situated in a block 5th from the right.

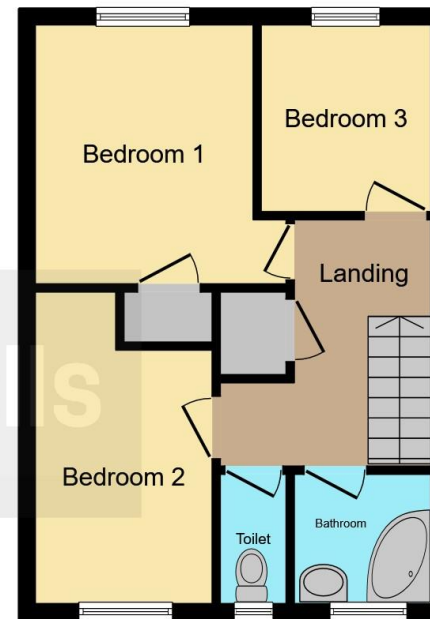








Ground Floor



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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1 Regent Street Kingswood
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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