



Connells

Fairlyn Drive
Bristol



Property Description

This beautifully presented two-bedroom semi-detached home is in excellent condition throughout, offering a stylish and comfortable living space. The current vendor has made several improvements, including a complete re-wire, new combi boiler, new double driveway, new roof felt, new two-year-old double-glazed windows, new front door, new plumbing and radiators throughout, the installation of a cozy log burner and decorating throughout. The property is perfect for those wanting to move in straight away.

The ground floor features a welcoming living room, while the kitchen/diner at the rear provides a bright and functional space for cooking and dining, with direct access to the garden. The garden has a 5x3 meter shed complete with electricity. The council have agreed on a double-story extension that could be built on the side of the house with full architectural plans.

Upstairs, both bedrooms are generously sized, and the bathroom is finished to a high standard with a sleek three-piece suite. Every room has been thoughtfully maintained, making this a move-in-ready home.

The rear garden is a fantastic outdoor space, with a good-sized layout featuring raised decking at the back and a large shed for storage. To the front, a double driveway provides convenient off-street parking complete with electric charging port.

Located close to both Staple Hill and

Kingswood High Streets, as well as the A4174 Ring Road.

Please note there is a yearly rent charge of £6.10.

Entrance

New double driveway which is 18 months old, can fit 2/3 cars off the street. Electric charging port to the left of the property.

Lounge

13' 11" x 10' 11" (4.24m x 3.33m)

Lounge has radiator, TV ports, double glazed window facing front of property. Open cupboard that can be used for storage. Working Log Burner.

Kitchen/Diner

13' 11" x 8' 4" (4.24m x 2.54m)

Kitchen has spotlights at top, radiator, storage units to the right with breakfast sitting area to the right, with double french opening doors leading to the garden. Window. Splashback with extractor fan. Electric oven with gas hob, machine machine.

Bedroom One

11' 5" x 10' 11" (3.48m x 3.33m)

Bedroom has radiator, double glazed window, storage shelving to the left with cupboard. TV port.

Bedroom Two

11' 7" x 7' (3.53m x 2.13m)

Bedroom has radiator, double glazed window and internet ports.

Outside / Rear Garden

Rear garden includes 5x3 meter shed complete with electricty. Outside lighting. Fully fenced for added privacy.

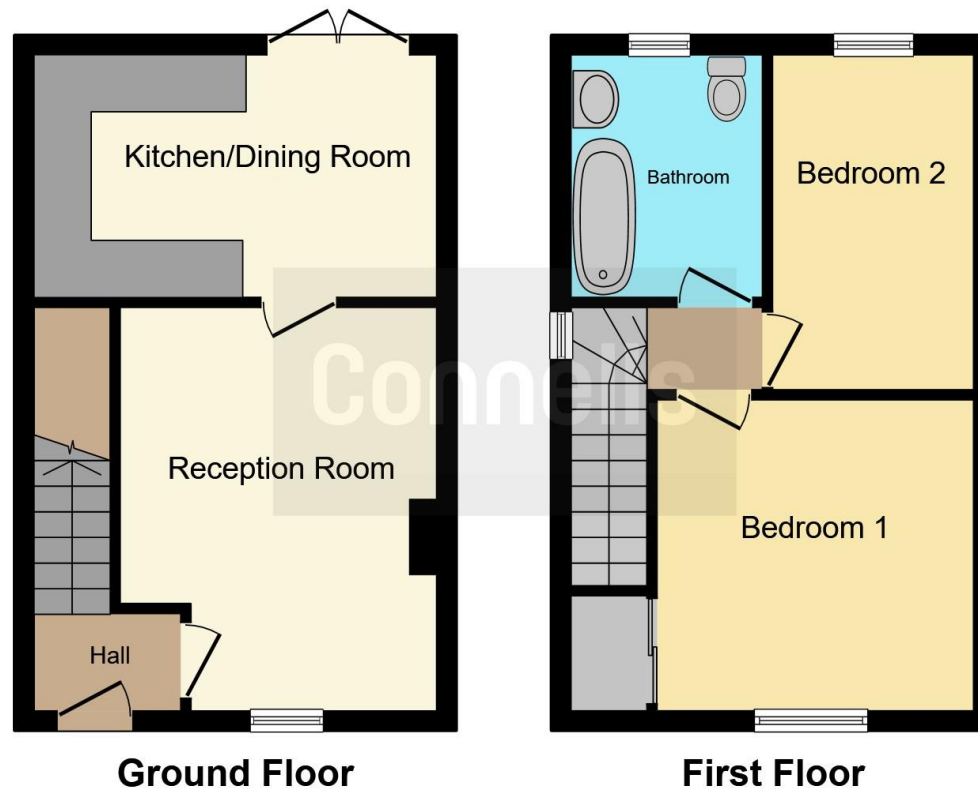
Bathroom

Bathroom has a shower over bath, a double shower head including a rainfall shower. Wash basin with storage underneath, extractor fan and a toilet. Spotlights and double glazed window.









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: B

Tenure: Freehold

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