



**Connells**

Crispin Way  
Bristol



## Property Description

Located in a popular residential area is this beautifully presented three bedroom semi detached home which is a credit to its current owners. Some of the amenities that are located nearby include convenience stores as well local schools. The property enjoys some distant views over hilltops.

## Entrance/Hallway

A UPVC double glazed front glass door leading into the entrance hallway, which is got UPVC obscured glass window to the side, entrance hallway got laminate flooring, central heating radiator, stairs rising up to the first floor, doors-off to the principles rooms.

## Lounge

14' 10" max x 9' 10" ( 4.52m max x 3.00m )

A UPVC double glazed window to the front aspect giving some side views to the hill tops, laminate flooring, central heating radiator, tv point, broadband connection, built-in shelves in the recess cupboards.

## Kitchen

14' 1" x 8' 11" ( 4.29m x 2.72m )

A central heating radiator, laminate flooring, a range of base units and drawers with matching wall units, tiled splashback, integrated electric oven and grill with inset of four ring gas hob and extractor hood above, space for a fridge/freezer, integrated washing machine, single bowl sink unit and drainer with a mixer tap, end of units are a breakfast bar, a square arch through into dining room or

second lounge.

## Dining Room

10' 11" x 12' 2" ( 3.33m x 3.71m )

A UPVC double glazed window to the double aspect(rear and front), laminate flooring, a central heating radiator, a UPVC double glazed obscured glass door leading out to the rear garden.

## Bathroom

A UPVC double glazed obscured glass window, extractor fan, fully tiled around, chrome heated towel radiator, low level flush wc, vanity hand wash basin with a mixer taps, panelled bath with a mixer tap and a main shower over also a shower screen.

## First Floor Landing

A hatch giving access to the loft storage space, central heating radiator.

## Bedroom One

14' 10" max x 9' 8" ( 4.52m max x 2.95m )

Laminate flooring, a UPVC double glazed window to the front aspect giving views of the surrounding areas across and hill tops, central heating radiator.

## Bedroom Two

13' 9" max x 7' 10" max ( 4.19m max x 2.39m max )

A UPVC double glazed window to the rear aspect and one to the side, central heating

radiator, laminate flooring, a storage cupboard.

### **Bedroom Three**

7' 8" x 6' 8" ( 2.34m x 2.03m )

A UPVC double glazed window, central heating radiator, laminate flooring.

### **Outside**

#### **To The Front**

Front door is situated to the side and there's a stoned porch.

Front garden is laid with chippings and gate leading to the steps which rise up to the side of the property, a gate giving access to the rear.

#### **To The Rear**

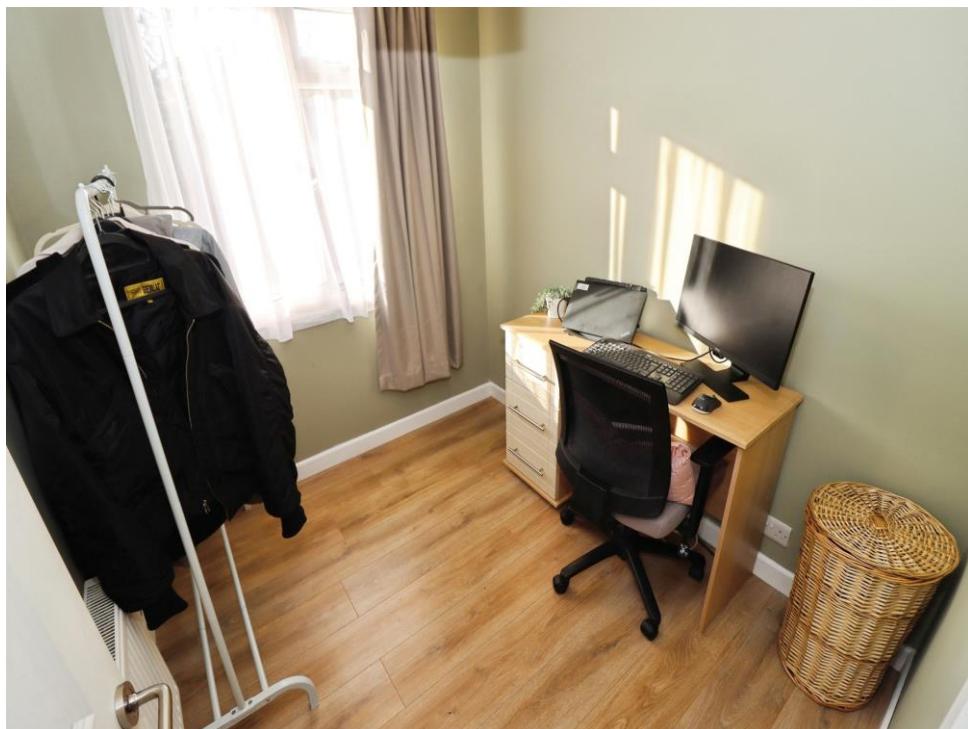
A paved patio.

### **Garage**

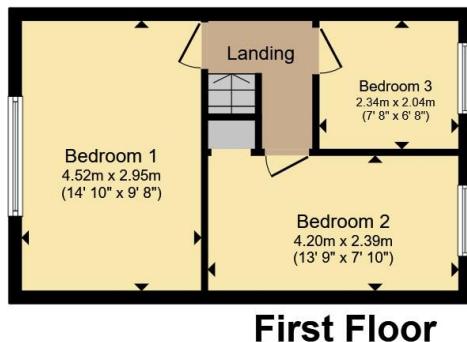
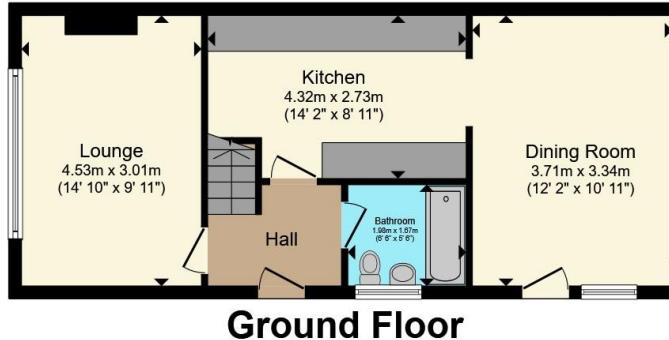
16' 3" x 9' 5" ( 4.95m x 2.87m )

It is situated at the rear side of the property.









Total floor area 82.3 m<sup>2</sup> (886 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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