



Connells

Phipps Barton
Bristol



Property Description

This two-bedroom property is a must-see! Along with plenty of storage and off-street parking, The property is positioned within a lovely cul-de-sac and needs to be internally viewed in order to appreciate the standard of this incredibly rare family home. Located on the borders of St George and Kingswood which is a popular urban area in South Gloucestershire on the eastern border of Bristol. It is located near to the A420 with convenient access to both Bristol and Bath.

St. George is a vibrant community situated to the east of the centre of Bristol on the borders of Staple Hill and Hanham. This desirable location boasts excellent access to both Bristol and Bath via the Avon Ring Road, which is just a few minutes drive away. Motorway access is also very convenient via junction 18 of the M4. St. George offers access to all the amenities one could wish for. Education in the area is in plentiful supply with a good selection of primary and secondary schools plus the City of Bristol college for further education. For leisure pursuits, there are several gyms and fitness centres to choose from and the Avon Valley Cycle Way is a short distance away. The property is close to bus routes into the centre of Bristol.



Entrance

Off-street parking is located towards the front of the house.

Hall

UPVC front double glazed door. Radiator, carpeted flooring, under stair storage, ceiling light.

Living Room

15' x 11' 4" (4.57m x 3.45m)

UPVC French double glazed doors opening onto the garden. Double glazed uPVC window facing the rear. Radiator, carpeted flooring, ceiling light.

Kitchen

8' 4" x 12' 5" (2.54m x 3.78m)

Double glazed uPVC window facing the front. Radiator, tiled flooring, tiled splashbacks, spotlights, space for dining table. Roll edge work surface, wall and base units, stainless steel sink and drainer with mixer tap, double oven incorporating in built microwave, gas hob, over hob extractor, space for washing machine, space for fridge/freezer, space for dishwasher.

W/C

Tiled splashbacks, ceiling light. Low level WC, wash hand basin.

Landing

Carpeted flooring, ceiling light.

Master Bedroom

Double bedroom; double glazed UPVC window facing the rear. Radiator, carpeted flooring, ceiling light.

Bedroom Two

11' 7" x 9' 7" (3.53m x 2.92m)

Double bedroom; double glazed UPVC window facing the front. Radiator, carpeted flooring, built in storage cupboards, ceiling light.

Bathroom

Radiator, part tiled walls, ceiling light. Low level WC, panelled bath, wash hand basin.

Outside

To The Front

A paved path leading to the entrance door, wall mounted gas meter and laid lawn area.

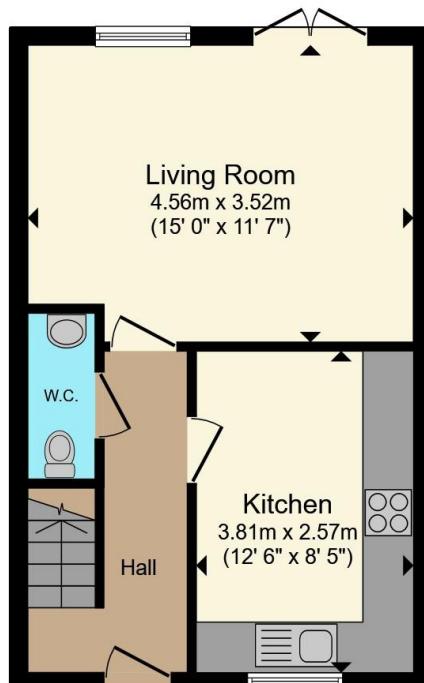
To The Rear

It is fully paved and enclosed with fencing, a garden shed.

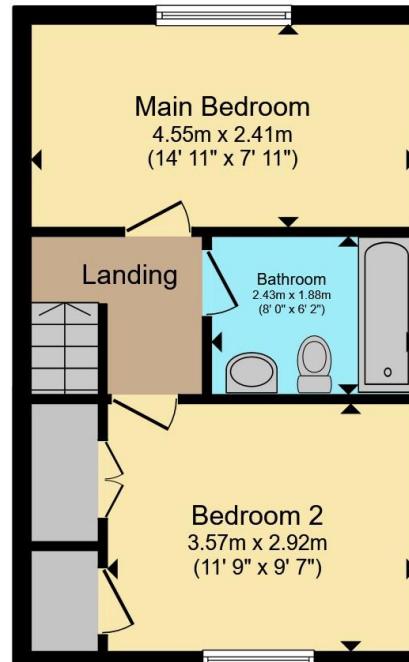








Ground Floor



First Floor

Total floor area 67.8 m² (729 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

Connells

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EPC Rating: C Council Tax
Band: B

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Tenure: Freehold



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