

**Connells**

Clouds Hill Road  
BRISTOL





## Property Description

Located on Clouds Hill Road in BS5, this two bedroom mid-terraced property offers a solid layout and strong

potential. The bay-fronted lounge sits at the front, with a spacious dining room to the rear featuring French

doors to the garden and access to the kitchen. Upstairs are two double bedrooms and a family bathroom.

Outside, the rear garden is laid across three separate levels with a mix of Astroturf, chippings and patio. The

property is ready for some light updating, giving buyers the chance to personalise and modernise. Offered

with no onward chain and close to local amenities and transport links.

## Entrance Hall

10' 5" x 2' 8" ( 3.17m x 0.81m )

Double glazed door to the front aspect, access to lounge, dining room, and stairs to first floor, wood effect flooring, and a radiator.

## Lounge

14' 2" max x 8' 8" max ( 4.32m max x 2.64m max )

Bay window to the front aspect, double glazed, wood effect flooring, TV point, fireplace, and a radiator.

## Dining Room

11' 9" max x 11' 6" max ( 3.58m max x 3.51m max )

Double glazed French doors to the rear aspect, smooth ceiling, TV point, two built-in storage cupboards including space for washing machine, wood effect flooring, and a radiator. Access to kitchen.

## Kitchen

10' 5" x 4' 6" ( 3.17m x 1.37m )

Double glazed window to the side aspect, range of wall and base units with worktops over, stainless steel sink, electric hob and low-level oven, space for tumble dryer, fully tiled walls and tiled flooring, and a radiator.

## Bedroom One

11' 3" max x 12' 1" max ( 3.43m max x 3.68m max )

Double glazed window to the front aspect, carpet flooring, loft hatch access, two built-in storage cupboards, and a radiator.

## Bedroom Two

11' 8" max x 7' 1" max ( 3.56m max x 2.16m max )

Double glazed window to the rear aspect, carpet flooring, and a radiator.

## Bathroom

4' 1" x 7' 9" ( 1.24m x 2.36m )

Obscure double glazed window to the rear aspect, WC, wash hand basin, panelled bath with shower hose attachment over, fully tiled walls, tiled flooring, extractor fan, spotlights, and a radiator.

## Outside

## Rear Garden

Split across three levels with areas of Astroturf, patio and chippings, bordered by fencing and brick walls.









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](http://www.focalagent.com)

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EPC Rating: C    Council Tax  
 Band: A

Tenure: Freehold

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