



Connells

Dening Gardens
Bristol



Property Description

Connells are delighted to introduce this modern 2 bedroom semi-detached property to the market. With 2 good sized bedrooms, a stylish family bathroom and kitchen/diner, downstairs cloakroom and lounge with a big under stairs storage cupboard, this house is just over 3 years old and has the remainder of the original 10 year NHBC certification in place. Solar panels to the rear roof space (owned not leased), a south facing rear garden and parking for 2 cars to the immediate side of the property make this little gem ideal for first time buyers or potential buy to let investors.

Entrance

UPVC double glazed door to entrance hallway.

Hallway

Stairs to first floor landing, radiator, door to downstairs cloakroom and door to lounge.

Lounge

15' 2" x 9' 5" (4.62m x 2.87m)
UPVC double glazed window to front, radiator and large under stairs storage cupboard

Downstairs Cloakroom

Low level WC, panelled wash hand basin, radiator and obscured double glazed window to front aspect.

Kitchen / Diner

12' 8" x 8' 9" (3.86m x 2.67m)
UPVC double glazed window to rear aspect, UPVC french doors to rear garden, range of wall and base units with rolled-edge worktops over, stainless steel sink unit, oven hob with extractor, pumbing for washing machine, space for fridge freezer and tiled splashbacks,

Landing

Radiator and loft access.

Bedroom One

12' 9" x 8' 6" (3.89m x 2.59m)
Two UPVC double glazed windows to the front aspect, storage cupboard and radiator.

Bedroom Two

12' 9" x 8' 2" (3.89m x 2.49m)
UPVC double glazed windows to rear aspect and radiator.

Bathroom

Pedestal wash hand basin, panelled bath with independent thermostatic shower over, low level WC and part-tiled walls.

Outside

To The Front

Small established garden area.

To The Rear

Enclosed established rear garden with paved area and artificial grass, south facing aspect.

Additional

Two allocated parking spaces









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: B

Tenure: Freehold

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