



Connells

Dawn Rise
Bristol



Property Description

This three bedroom terraced home is offered in fair condition and provides well-balanced accommodation

across two floors. The ground floor comprises an entrance hall with storage, a lounge flowing through to the dining room and a fitted kitchen with direct access to the rear garden. Upstairs offers three bedrooms and a family shower room.

Externally, the property benefits from an enclosed rear garden with patio seating area and a gravelled front

garden with pathway access. The home is positioned within the BS15 area, offering access to local shops, schools and transport links into Kingswood, Fishponds and Bristol city centre.

Entrance Hall

Door from the front elevation with alarm system location, wood effect flooring, stairs rising to the first floor, access to the lounge and kitchen, under stairs storage cupboard and a radiator.

Lounge

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

Double glazed window to the front aspect, double glazed window to the side aspect, smooth ceilings, electric fireplace, carpet flooring, open access into the dining room and a radiator.



Dining Room

9' 5" x 11' 1" (2.87m x 3.38m)

Double glazed doors opening into the kitchen, smooth ceilings, carpet flooring and a radiator.

Kitchen

14' 10" max x 21' 4" max (4.52m max x 6.50m max)

Double glazed doors opening to the rear garden, double glazed window to the rear aspect, smooth ceilings with spotlights, range of base units with worktops over, gas hob with extractor over, low level oven, stainless steel sink with mixer tap, space for washing machine, space for dishwasher, part tiled walls, tiled flooring and a radiator.

First Floor Landing

Access to the family shower room, bedroom one, bedroom two and bedroom three.

Family Shower Room

5' 9" x 5' 11" (1.75m x 1.80m)

Double glazed obscured window to the rear aspect, fully tiled walls, walk-in shower cubicle with sliding glass door, WC, wash hand basin with mixer tap and a chrome heated towel rail.

Bedroom One

11' max x 11' 1" max (3.35m max x 3.38m max)

Double glazed window to the rear aspect,

smooth ceilings, built-in storage cupboards and a radiator.

Bedroom Two

9' 8" max x 11' 7" max (2.95m max x 3.53m max)

Double glazed window to the front aspect, smooth ceilings, built-in storage, carpet flooring and a radiator.

Bedroom Three

7' 6" max x 7' 7" max (2.29m max x 2.31m max)

Double glazed window to the front aspect, smooth ceilings, carpet flooring and a radiator.

Outside

To The Front

Gravelled front garden with pathway leading to the front door and low-level boundary walls.

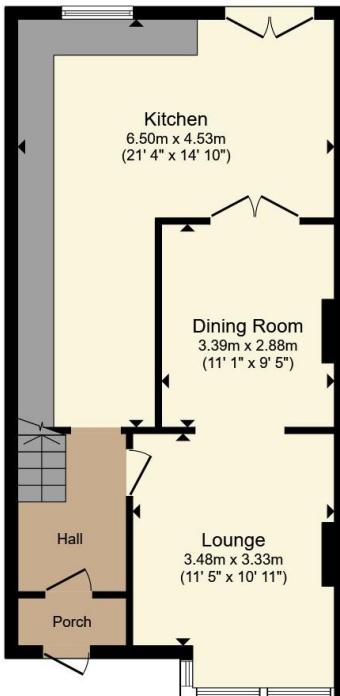
To The Rear

Enclosed rear garden laid mainly to gravel with paved patio area, fenced boundaries and access to an outbuilding.

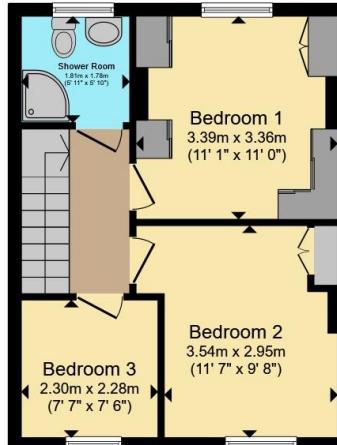








Ground Floor



First Floor

Total floor area 93.7 m² (1,009 sq.ft.) approx

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Connells

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1 Regent Street Kingswood
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EPC Rating:
 Awaited

Council Tax
 Band: B

Tenure: Freehold

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