



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, a Garage 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.

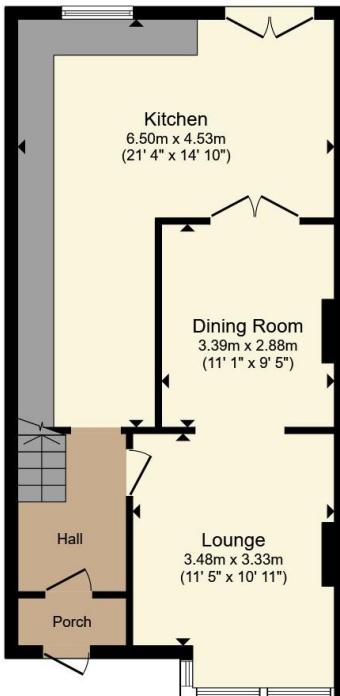
To The Rear

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

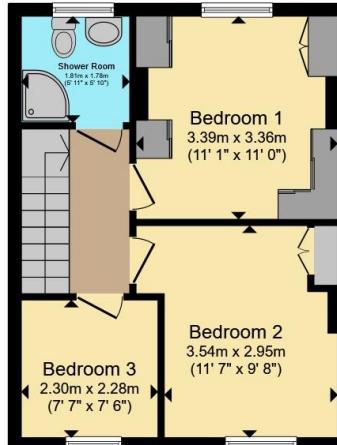








Ground Floor



First Floor

Total floor area 93.7 m² (1,009 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

To view this property please contact Connells on

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
BRISTOL BS15 8JX

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311246



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KWD311246 - 0005