



**Connells**

Gloster Avenue  
Bristol



## Property Description

A versatile three-bedroom Victorian home offering generous living space and a mezzanine room above the garage. The ground floor features a bay-fronted lounge with wood burner, and a spacious kitchen/diner with skylights and French doors leading out to the rear courtyard. A utility and bathroom complete the ground floor. Upstairs provides three bedrooms, a modern shower room and access to a loft room, ideal for storage or home office. The annex offers additional flexible space with bathroom and mezzanine, perfect for guests or investment use. The garage includes electric door and power.

The property is ideally positioned near Eastville Park, Snuff Mills, Stoke Park Estate, Greenbank Cemetery and local shops. The Bristol to Bath cycle track sits directly behind, providing easy access into the city. Excellent transport links via the A432, M32, M4 and M5. Well suited for first time buyers or as an investment opportunity.

## Entrance Hall

Door in from Front, Stairs rising to the first floor, Access to the lounge and kitchen diner. wood flooring and a radiator.

## Lounge

15' 1" max x 13' 7" max ( 4.60m max x 4.14m max )

Double glazed bay window to the front aspect, wood burner, smooth ceilings, wood

flooring and radiator.

## Kitchen/Diner

27' 2" max x 14' 7" max ( 8.28m max x 4.45m max )

Two Velux skylight windows and double glazed French doors to the rear aspect, range of wall and base units with worktops, one and a half bowl ceramic sink with mixer tap, space for freestanding fridge freezer, space for eye level cooker with extractor, gas induction hob, electric and gas port under dining table, wood effect flooring, smooth ceilings with spotlights and radiator.

## Utility Space

7' 3" x 2' 7" ( 2.21m x 0.79m )

Double glazed window to the side aspect, tiled flooring and radiator.

## Downstairs Bathroom

7' 5" x 5' 2" ( 2.26m x 1.57m )

Double glazed obscure window to the side aspect, WC, wash hand basin with mixer tap, panel bath with glass shower screen and shower over, tiled flooring, extractor fan, chrome heated towel rail and radiator. Sliding door to kitchen diner.

## Bedroom One

15' 1" max x 13' 7" max ( 4.60m max x 4.14m max )

Double glazed window to the front aspect, carpet and vinyl flooring, ceramic sink with mixer tap, stairs to loft room and radiator.

## Bedroom Two

14' max x 7' 11" max ( 4.27m max x 2.41m max )

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

## Bedroom Three

9' 7" x 8' 8" ( 2.92m x 2.64m )

Double glazed window to the side aspect, storage cupboard housing Worcester Bosch boiler, carpet flooring and radiator.

## Loft Room

15' 6" max x 14' 9" max ( 4.72m max x 4.50m max )

Double glazed window, carpet flooring, electric supply, significant head height restriction and radiator.

## Garage

16' x 14' 4" ( 4.88m x 4.37m )

Electric garage door operated by fob, power supply with fuse board access.

## Garage Bathroom

7' 6" max x 4' 8" max ( 2.29m max x 1.42m max )

Double glazed obscure window to the side aspect, part tiled walls, WC, stainless steel sink with mixer tap, electric shower, tiled flooring, extractor fan and radiator.

## Mezzanine Room

13' 8" x 13' 1" ( 4.17m x 3.99m )

Two skylight windows, additional storage, tiled flooring, staircase to mezzanine, small head height restriction and radiator.

## Outside

### Front Garden/Exterior

Stone fronted Victorian terrace with bay window and detailed stonework above the entrance. Small walled frontage with direct access to the main entrance door.

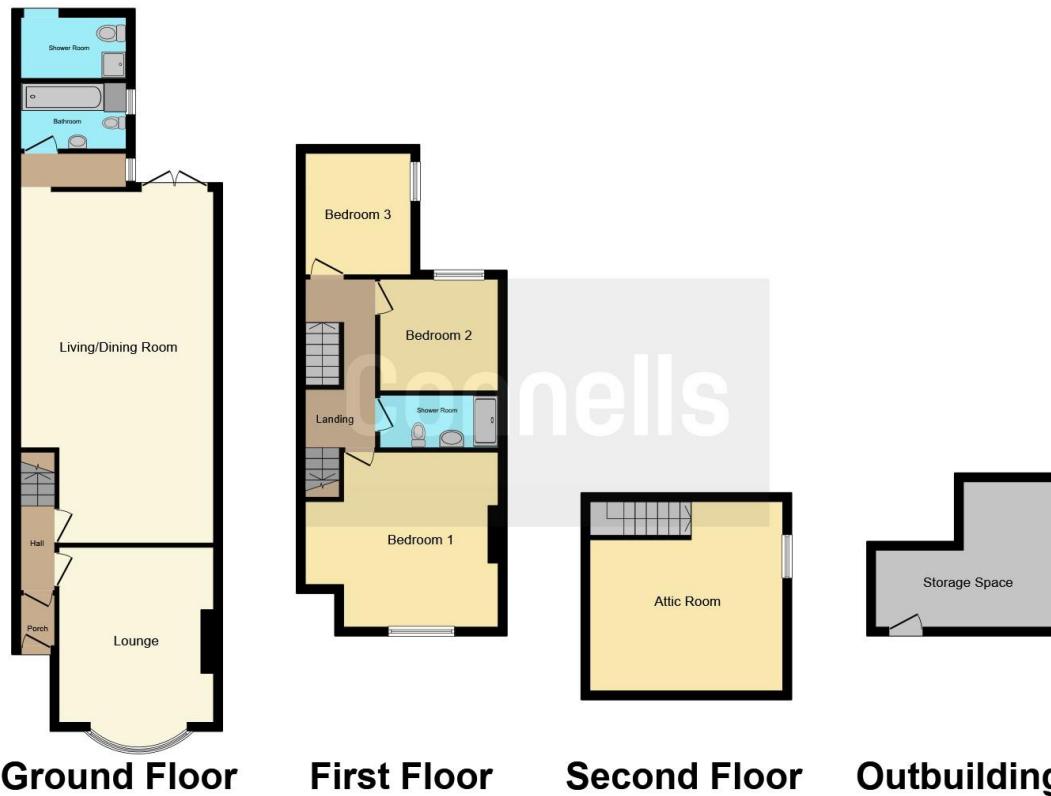
### Rear Garden

Enclosed low-maintenance courtyard style garden with stone chippings and paved sections, raised planting areas and rear access through French doors from the kitchen diner.









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: B

Tenure: Freehold

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