



Connells

Wakeford Road
Bristol

Wakeford Road
Bristol BS16 6UW

for sale offers in the region of
£300,000



Property Description

Situated in a lovely area of BS16 6 lies this fantastic Three Bedroom Mid-Terrace property.

With regards to the location, you could not get any better with an open green area a stone's throw away, great transport links, primary and secondary schools all within catchments as well as local shops, supermarkets and many other great amenities. You also have good access to Bath and Bristol City.

This location is perfect for families, first time buyers or investors!

This family home offers a spacious lounge and a kitchen diner which leads to the garden via patio doors. Upstairs you will find three bedrooms with the master with built-in wardrobes and a family wash room and toilet.

This property will prove very popular in the market today!

Call Connells now to book a viewing!



Entrance Hallway

Front door with an obscured glazed panel leading in to the entrance hallway with stairs rising to the first floor and doors leading to principal rooms.

Lounge

11' 8" x 12' 8" (3.56m x 3.86m)

Window to the front aspect, fireplace mount set upon a hearth with mantel over, coved ceiling, TV point, wood effect flooring and a radiator.

Kitchen Diner

18' x 9' 5" (5.49m x 2.87m)

French doors leading to the rear Garden, window to the rear aspect, coved ceiling, a range of modern wall and base units with worktops over and metro brick tiled splashbacks, low level electric oven, gas hob with extractor over, 1 and 1/2 bowl sink and drainer with a chrome mixer tap, space and plumbing for a washing machine, integrated dishwasher, a breakfast bar, space for a freestanding fridge freezer, space for a dining table and chairs and a radiator.

Bedroom One

12' 8" x 10' 6" (3.86m x 3.20m)

Window to the front aspect, storage cupboard, carpeted flooring and a radiator.

Bedroom Two

11' 5" x 9' 5" (3.48m x 2.87m)

Window to the rear aspect, carpeted flooring and a radiator.

Bedroom Three

9' 5" x 8' 9" (2.87m x 2.67m)

Window to the front aspect, storage cupboard, carpeted flooring and a radiator.

Bathroom and WC

The bathroom and WC are in separate rooms. Both rooms are next to each other, both with windows to the rear aspect. Bath with shower attachment, wash hand basin inset into vanity unit, part tiled, laminate flooring and a radiator.

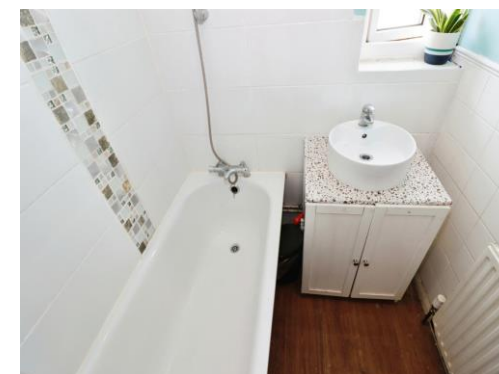
Outside

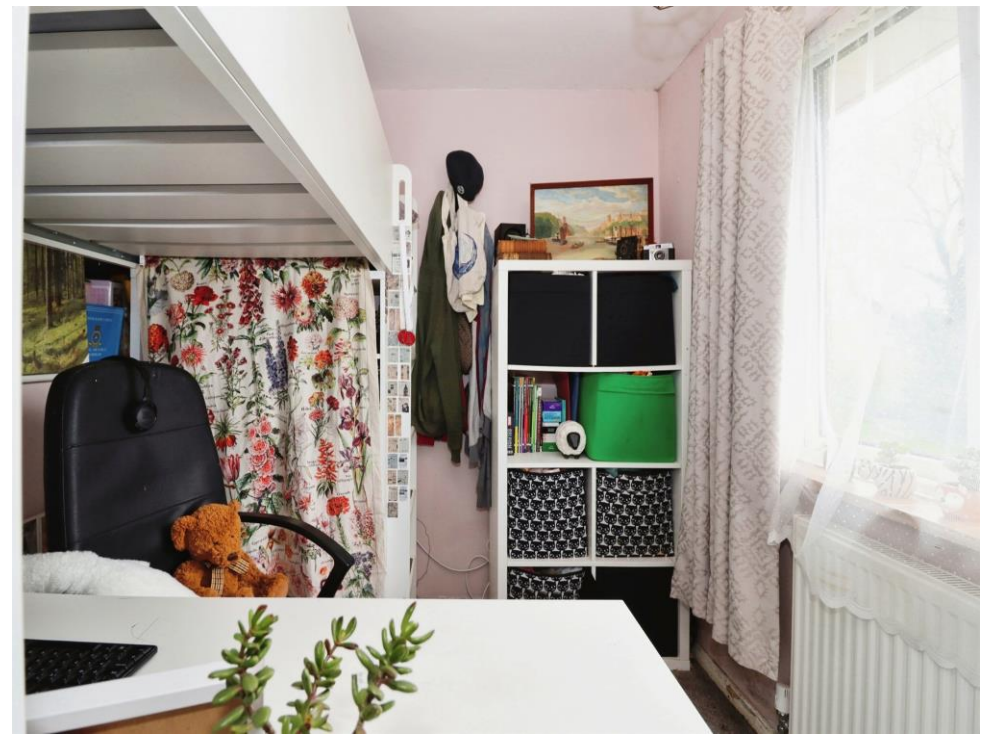
Front Approach

Views out to open green space, property enclosed by way of a low level wall and front gate, lawned front garden and a side pathway leading through to the rear.

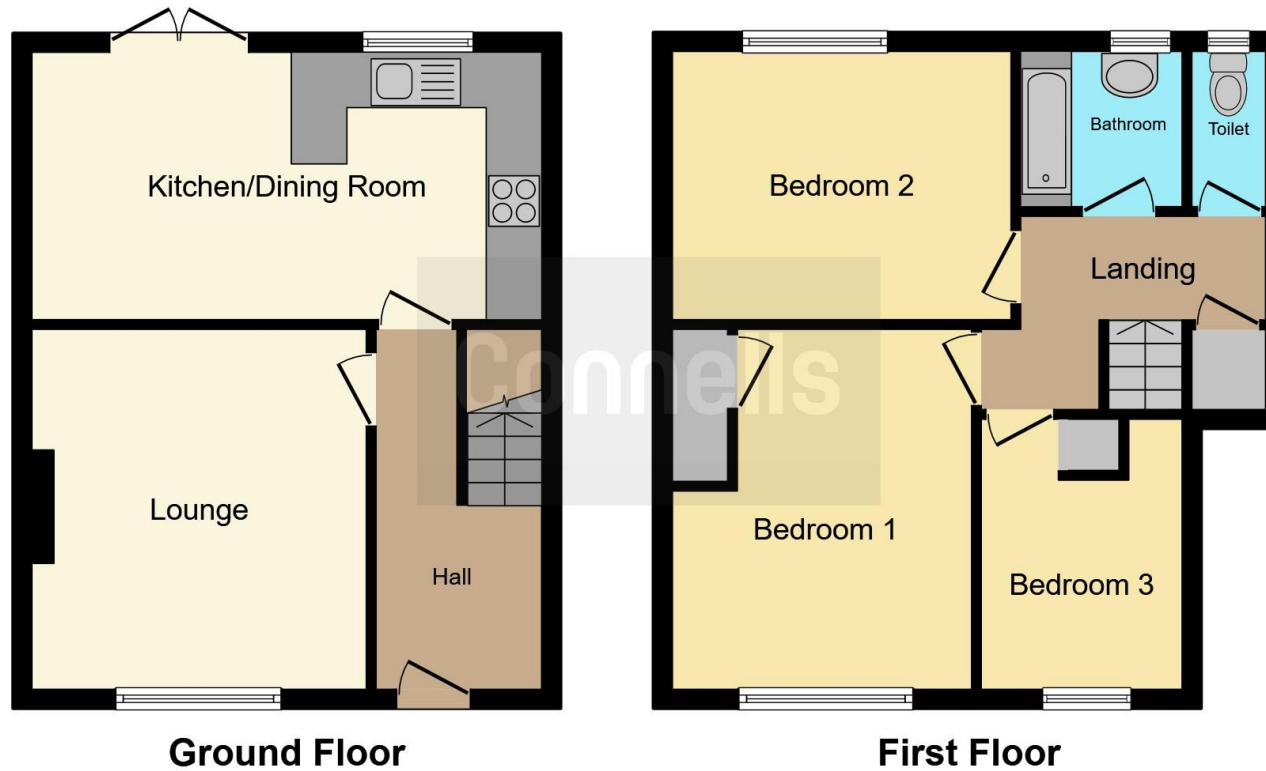
Rear Garden

Enclosed by way of wall and fencing, mainly laid to lawn and concrete areas, shed/outbuilding.









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

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/EME306156



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