



**Connells**

Salisbury Road  
Downend Bristol



### Property Description

This stylish End-Terrace Home is a must-see opportunity!

The current owners have lovingly decorated and updated this home. Situated within a desirable area of Downend, with its' mix of Shops, Schools, Pubs, amenities, and excellent commuter links locally, you are well placed to enjoy what this area has to offer.

In brief as you enter the property, an inviting Hallway leads to the lounge, you will also find the Kitchen/Dining room on the ground floor which has been beautifully upgraded by the current owner, it also provides access to the well-maintained rear garden with a insulated outbuilding which can be used for a multitude of purposes, this home really is a must see!

Upstairs you will find the Master Bedroom, two further bedrooms and a family Bathroom which completes the internal accommodation.

All in all, this delightful property is not likely to be on the market for long, so call now to secure a viewing!

## Entrance Hallway

Door in from front with stairs rising to the first floor, doors off to principal rooms, wood effect flooring and a radiator.

## Lounge

13' 4" x 10' 4" ( 4.06m x 3.15m )

Double glazed window to the front aspect, fireplace set upon a hearth with mantel over, TV point, carpeted flooring and a radiator.

## Kitchen/Diner

16' 5" x 10' 8" ( 5.00m x 3.25m )

Double glazed French doors and a window to the rear aspect, a modern fitted kitchen with a range of wall and base units with worktops over, sink inset into worktop with mixer tap, metro-brick tiled splashbacks, integrated dishwasher, low level electric oven, electric hob with extractor over, space for a free standing fridge freezer, island, TV point, smooth ceiling with recessed spotlights, wood effect flooring and a radiator.

## Bedroom One

11' 4" x 9' 3" ( 3.45m x 2.82m )

Double glazed window to the front aspect, built-in wardrobe, carpeted flooring and a radiator.

## Bedroom Two

10' 8" x 9' 3" ( 3.25m x 2.82m )

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

## Bedroom Three

8' 8" x 7' ( 2.64m x 2.13m )

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

## Bathroom

Double glazed obscured window to the rear aspect, P shaped bath with shower over, shower screen, w.c, wash hand basin inset into vanity unit, vinyl flooring and a radiator.

## Outside

Front Approach

Driveway providing space for multiple parking, and outside lighting.

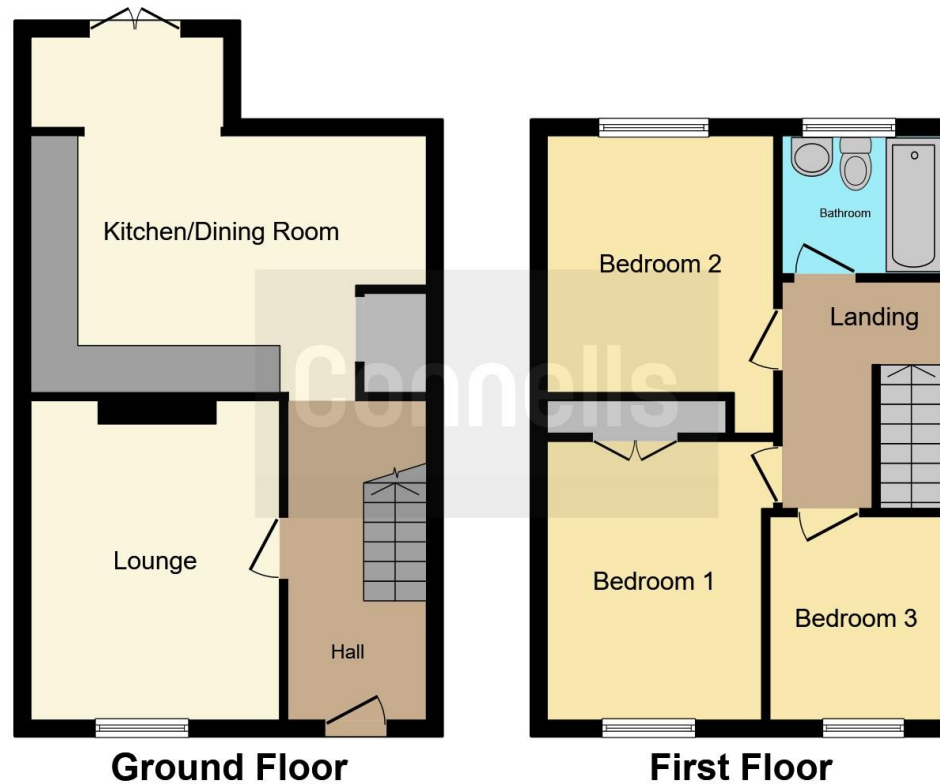
Rear Garden

Fully enclosed by way of brick wall and fencing, raised patio area outside of the kitchen/diner, outside light, area laid to lawn, a further patio area and pathway leading down to the garage which is accessible from the back lane.









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)

To view this property please contact Connells on

**T 0117 956 9555**  
**E [emersonsgreen@connells.co.uk](mailto:emersonsgreen@connells.co.uk)**

2 The Village Emerson Way Emersons Green  
 BRISTOL BS16 7AE

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/EME306648](http://connells.co.uk/Property/EME306648)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EME306648 - 0002