



Connells

Hill View
Blackhorse Lane Bristol

Hill View Blackhorse Lane Bristol BS16 6XX

for sale offers in excess of
£375,000



Property Description

Situated in Hill View, Blackhorse Lane, this beautifully presented four-bedroom townhouse offers modern living across three spacious floors.

The ground floor features a kitchen/dining room, ideal for family meals, a bright lounge with large windows, and a convenient Cloakroom.

On the first floor, you'll find three well-proportioned bedrooms, perfect for family, guests, or a home office, along with a contemporary family bathroom.

The second floor is dedicated to the primary bedroom suite, offering a spacious retreat with a walk-in wardrobe and an en-suite bathroom.

Externally, the property benefits from a low-maintenance garden and allocated parking.

Located close to local shops, schools, and parks, this home is ideal for families and professionals. The A4174 ring road is moments away, providing easy access to the M32, M4, and M5, making commuting to Bristol, Bath, and beyond effortless. Bristol Parkway train station and local bus routes offer excellent public transport links.

Call Connells today to arrange your viewing.

Agents Note

There is a contribution to the management/service charge of £27.08 per month.

Entrance Hallway

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

Kitchen/Dining Room

14' 7" x 8' 4" (4.45m x 2.54m)

Double glazed window to the front aspect, a range of wall and base units with worktops over, one and a half bowl stainless steel sink and drainer with mixer tap, tiled splashbacks, low level electric oven, gas hob with extractor over, integrated dishwasher, space for washing machine, space for a free standing fridge freezer, coved and smooth ceiling, vinyl flooring and a radiator.

Cloakroom

Double glazed obscured window to the front aspect, WC, pedestal wash hand basin, coved and smooth ceiling, vinyl flooring and a radiator.

Lounge

16' 1" max x 14' max (4.90m max x 4.27m max)

Double glazed window and French doors to the rear aspect, under stairs storage cupboard, TV point, wall lights, coved and smooth ceiling with recessed spotlights, dimmer switches, wood effect flooring and a radiator.

First Floor

Bedroom Two

13' 9" x 8' 4" (4.19m x 2.54m)

Double glazed window to the front aspect, built in wardrobe, coved and smooth ceiling, wall lights, wood effect flooring and a radiator.

Family Bathroom

7' 4" x 6' 10" (2.24m x 2.08m)

Double glazed obscured window to the front aspect, panelled bath with shower over, shower screen, WC, pedestal wash hand basin, fully tiled, coved and smooth ceiling with recessed spotlights, extractor fan, vinyl flooring and a heated towel rail.

Bedroom Three

13' 3" max x 8' 4" max (4.04m max x 2.54m max)

Double glazed window to the rear aspect, coved and smooth ceiling, wood effect flooring and a radiator.

Bedroom Four

8' 8" x 7' 6" (2.64m x 2.29m)

Double glazed window to the rear aspect, coved and smooth ceiling, wood effect flooring and a radiator.

Second Floor Landing

Skylight window, coved and smooth ceiling, doors to master bedroom and eaves storage.

Master Bedroom

11' 6" x 9' 5" (3.51m x 2.87m)

Double glazed window to the rear aspect, walk in wardrobe, loft hatch, door to En-suite, coved and smooth ceiling, wood effect flooring and a radiator.

En-Suite

Shower cubicle, WC, pedestal wash hand basin, fully tiled, recessed spotlights, vinyl flooring and a heated towel rail.

Outside

Front approach:

Paving to front porch, outside light and consumer boxes.

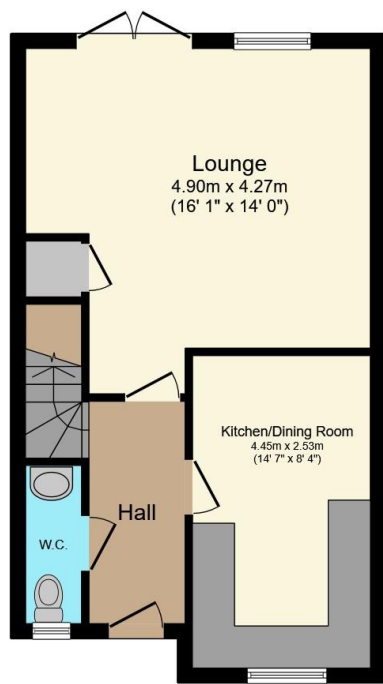
Rear garden:

Fully enclosed by way of boundary fencing, mainly laid to patio and chippings, shed, outside light, outside tap and rear gated access to parking area.

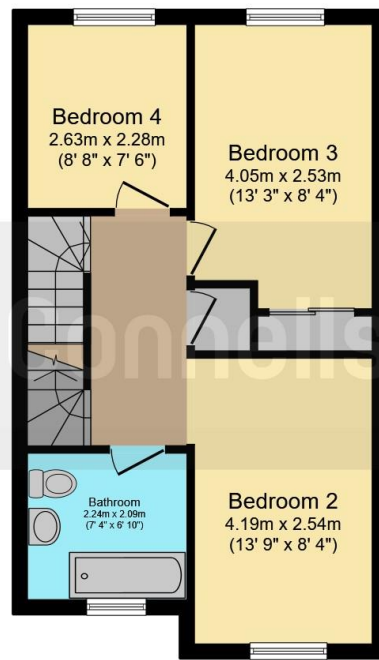








Ground Floor



First Floor



Second Floor

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

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EPC Rating: C

Tenure: Freehold

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