



**Connells**

Vaughan Close  
Bristol



## Property Description

Set opposite a small green is this lovely three bedroom semi detached home. The accommodation comprises an entrance porch that leads to the hallway. Separate lounge, kitchen that leads to a dining room that has patio doors leading to the rear garden. To the first floor there are three bedrooms and a bathroom. Externally there is a 35 x 30 rear garden that has an outbuilding to the side.

### Entrance Porch

### Entrance Hall

10' 4" x 5' 8" ( 3.15m x 1.73m )

### Lounge

13' x 12' 7" ( 3.96m x 3.84m )

### Dining Room

10' 2" x 9' 2" ( 3.10m x 2.79m )

### Kitchen

9' 4" x 10' 1" ( 2.84m x 3.07m )

### Landing

### Bedroom 1

10' 4" x 11' 8" ( 3.15m x 3.56m )

### Bedroom 2

10' 5" x 9' 8" ( 3.17m x 2.95m )

### Bedroom 3

8' 4" x 8' 2" ( 2.54m x 2.49m )

### Bathroom

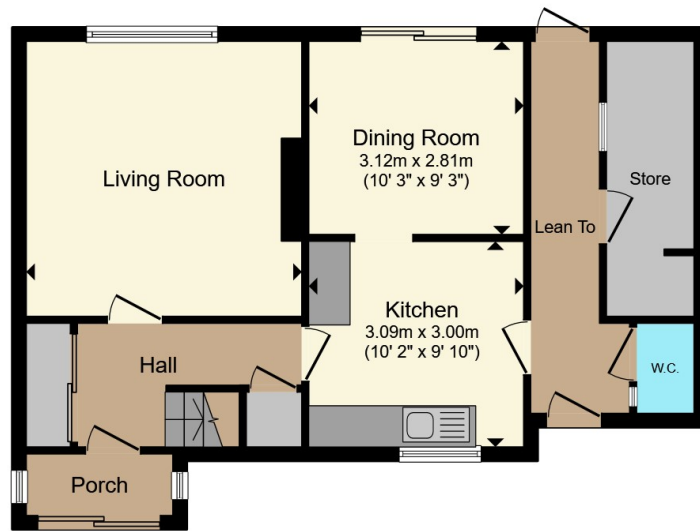
### Rear Garden



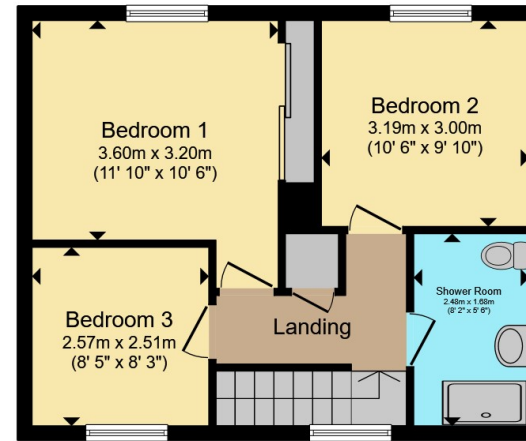








**Ground Floor**



**First Floor**

Total floor area 100.7 m<sup>2</sup> (1,084 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](http://www.propertybox.io)



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EPC Rating: D    Council Tax  
Band: B

Tenure: Freehold

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