



Connells

Northcote Street  
BRISTOL





## Property Description

A well-presented and characterful two-bedroom terraced home offering generous living space and a beautifully mature rear garden. The ground floor benefits from a flowing layout, with a lounge opening into the dining room, creating a sociable and versatile living space. To the rear, the property has been thoughtfully extended to create a spacious kitchen area, ideal for modern living, while still retaining the character feel of the home. The kitchen offers a range of wall and base units, work surfaces, and direct access to the garden. Upstairs offers two well-proportioned bedrooms

and a family bathroom. Externally, the rear garden is private and well-established with patio areas and mature planting. Located close to local amenities and transport links into Bristol city centre.

## Entrance Hall

Door to front aspect, smooth ceiling, wood flooring, access to dining room and kitchen, stairs rising to first floor, radiator

## Dining Room

12' 9" x 9' 8" ( 3.89m x 2.95m )

Opening from entrance hall, smooth ceiling, wood flooring flowing through to lounge, shelving either side of chimney breast, radiator

## Lounge

11' 11" max x 11' 10" max ( 3.63m max x 3.61m max )

Double glazed window to front aspect, smooth ceiling, wood flooring, feature fireplace with space for log burner, TV point, shelving to chimney recess, radiator

## Kitchen

14' 10" x 13' 5" ( 4.52m x 4.09m )

Double glazed window to rear aspect and double glazed door to rear aspect, skylight window, spotlights, range of wall and base units with worktops over, gas hob with extractor over, low level electric oven, ceramic sink with mixer tap, space for freestanding fridge freezer, vinyl flooring, under stairs storage, radiator

## Landing

Double glazed window to rear aspect, smooth ceiling, wood flooring, loft access hatch, airing cupboard, additional storage, radiator

## Bedroom One

14' 10" max x 11' 11" max ( 4.52m max x 3.63m max )

Two double glazed windows to front aspect, smooth ceiling, wood flooring, space for freestanding wardrobes, radiator

## Bedroom Two

13' max x 9' 7" max ( 3.96m max x 2.92m max )

Double glazed window to rear aspect, smooth ceiling, wood flooring, space for freestanding wardrobe, shelving, loft access hatch, radiator

## Bathroom

11' 1" x 6' 10" ( 3.38m x 2.08m )

Double glazed obscured window to rear aspect, smooth ceiling, panel bath with shower over and glass screen, low level WC, wash hand basin, storage cupboard, vinyl flooring, radiator

## Outside

### To The Front

The property is approached via a charming frontage set behind mature shrubs and greenery, providing a good level of privacy. The attractive façade features traditional detailing with a welcoming appearance.

### To The Rear

The rear garden is a standout feature, offering a private and well-established space with patio

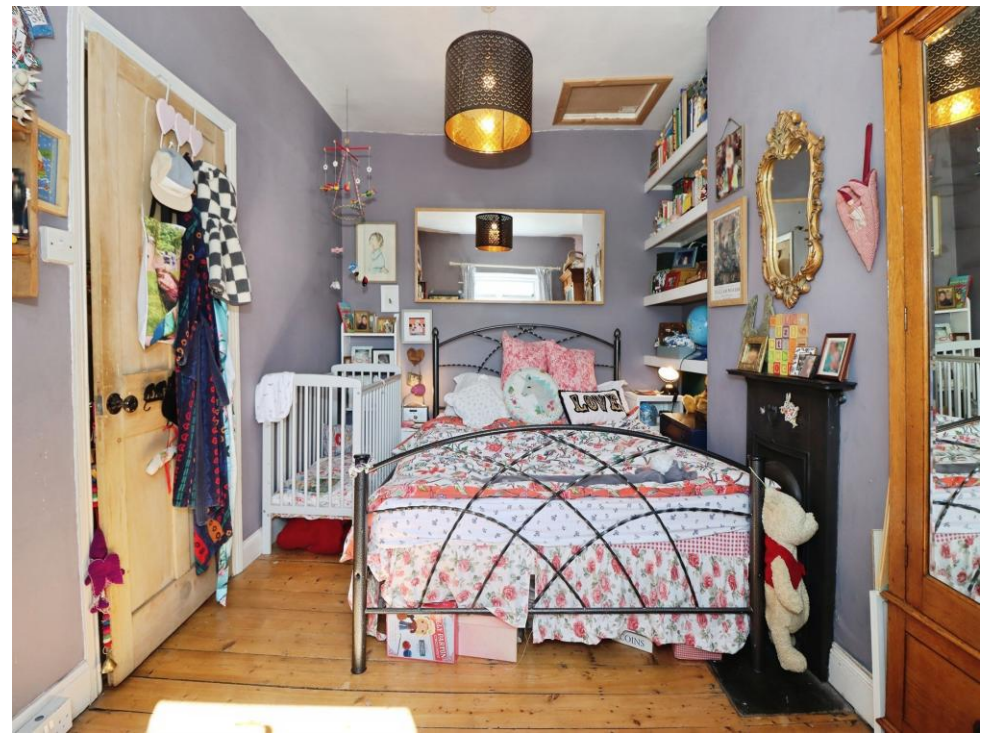
seating areas, mature planting, and useful storage.

## Agent's Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

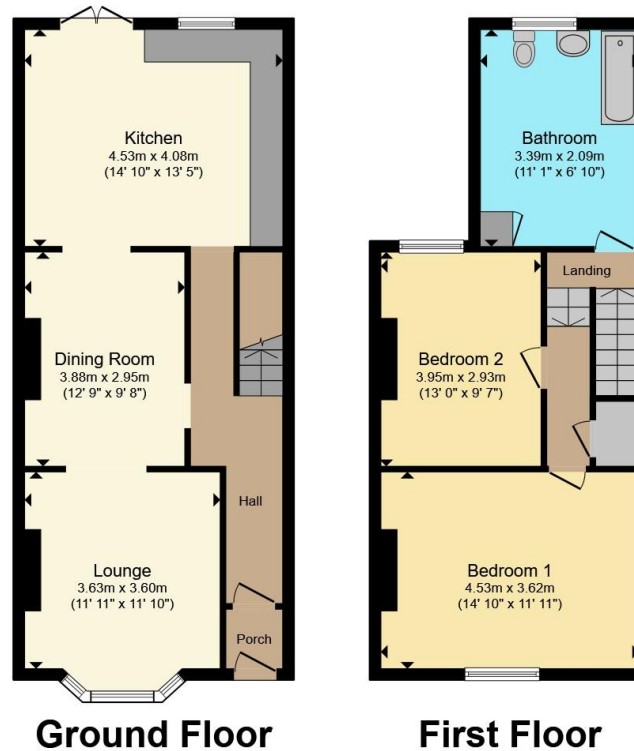












Total floor area 105.1 m<sup>2</sup> (1,132 sq.ft.) approx

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: A

Tenure: Freehold

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