



Connells

Caraway Gardens
Bristol



Property Description

Situated within a popular cul-de-sac in Eastville, this well-presented three-bedroom terraced home offers spacious accommodation throughout. The ground floor comprises an entrance hall, downstairs cloakroom, modern kitchen/dining room and spacious lounge with French doors to the rear garden. Upstairs are three bedrooms and a family bathroom. Outside is a large block paved driveway for multiple vehicles and an enclosed rear garden with covered seating area and timber structure leading via a rear gate onto attractive open green space.

Entrance Hall

Double glazed entrance door to the front aspect, wood effect flooring flowing through into the

lounge, storage cupboard, stairs rising to the first floor, access to the cloakroom, kitchen/dining

room and lounge, radiator.

Downstairs Cloakroom

Double glazed obscured window to the front aspect, partially tiled walls, smooth ceiling, WC, wash

hand basin with mixer tap, radiator.

Kitchen / Dining Room

14' 4" x 12' 1" (4.37m x 3.68m)

Double glazed window to the front aspect, range of wall and base units with worktops

over, high

level electric oven, integrated microwave, gas hob with extractor over, stainless steel sink with

mixer tap, space for American style fridge/freezer, washing machine, tumble dryer and dishwasher,

modern wall mounted radiator.

Lounge

17' 9" x 11' 8" (5.41m x 3.56m)

Double glazed window and French doors to the rear aspect, wood effect flooring, TV point, radiator.

Landing

Access to bedrooms one, two and three, airing cupboard, access to the family bathroom.

Bedroom One

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

Double glazed window to the front aspect, smooth ceiling, wood effect flooring, built-in wardrobe,

TV point, radiator.

Bedroom Two

13' 9" x 9' 7" (4.19m x 2.92m)

Double glazed window to the rear aspect, smooth ceiling, wood effect flooring, space for freestanding wardrobe, TV point, radiator.

Bedroom Three

8' 8" x 7' 11" (2.64m x 2.41m)

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

Bathroom

7' 10" x 5' 9" (2.39m x 1.75m)

Double glazed obscured window to the front aspect, fully tiled walls, smooth ceiling, panel bath with

shower over, WC, wash hand basin with mixer tap, boiler location, heated towel rail.

Outside

Front Approach

A generous block paved driveway provides off-road parking for multiple vehicles with pathway

leading to the front entrance.

Rear Garden

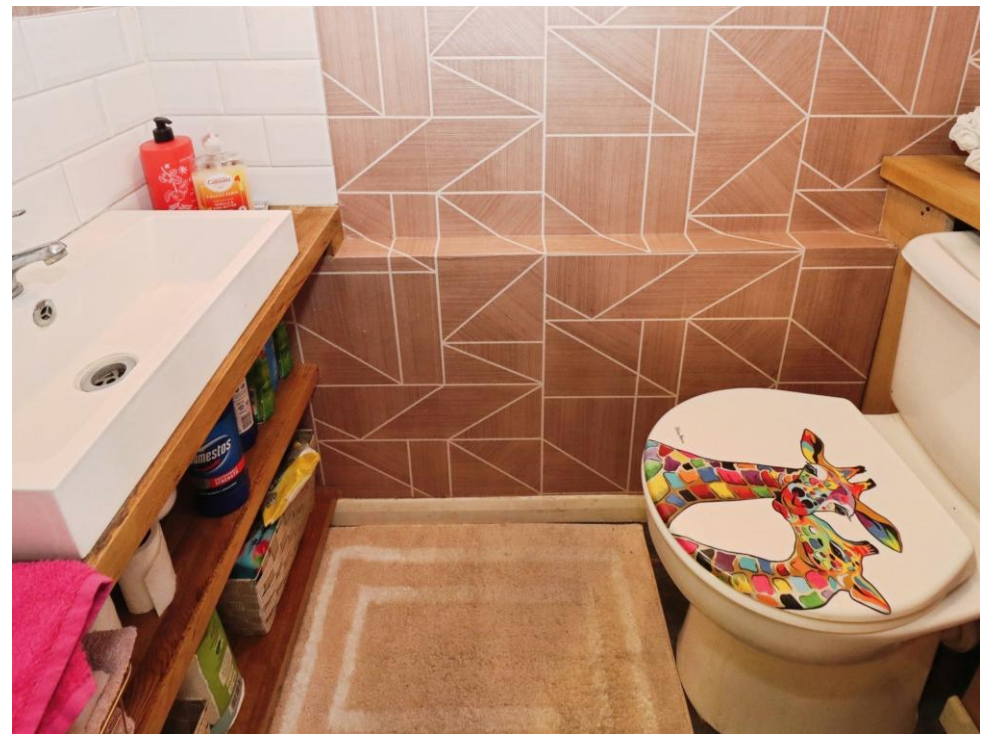
An enclosed rear garden with patio seating areas, covered timber entertaining space and rear gate

opening directly onto attractive open green space.

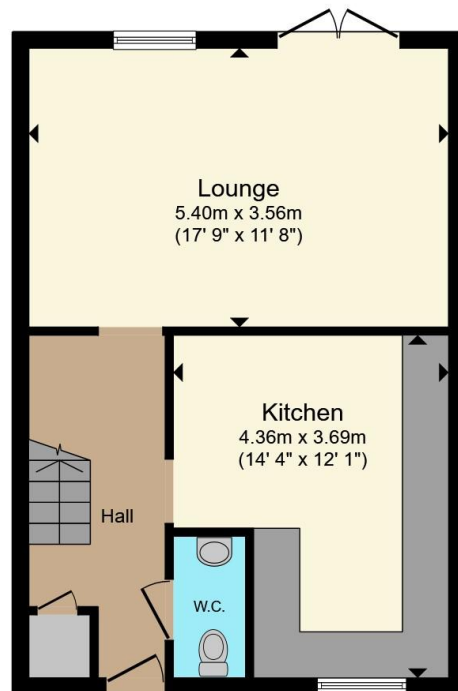
Agent's Note

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.

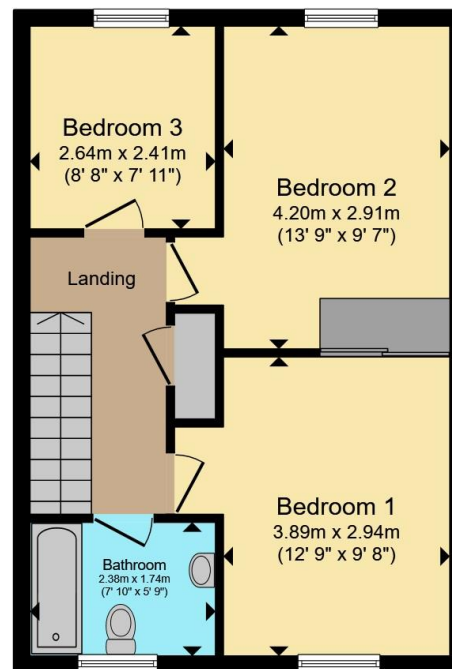








Ground Floor



First Floor

Total floor area 89.3 m² (961 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

Connells

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1 Regent Street Kingswood
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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