



Connells

Tower Road
Bristol



Property Description

This two bedroom mid-terrace home offers well-proportioned accommodation arranged over two floors. The

ground floor includes a spacious lounge with front aspect windows, fitted kitchen with access to the rear garden, separate utility and downstairs cloakroom. The first floor provides two bedrooms and a family bathroom.

Externally, the property benefits from front and rear gardens and a parking space added by the vendor.

Entrance Hall

Front aspect entrance door, stairs rising to the first floor, access through to the lounge, radiator.

Lounge

13' 6" x 13' 6" (4.11m x 4.11m)

Three double glazed windows to the front aspect, smooth ceilings, electric feature fireplace, under-stairs storage cupboards with access to the kitchen, wood effect flooring and a radiator.

Kitchen

13' 1" x 6' 2" (3.99m x 1.88m)

Double glazed window to the rear aspect, range of wall and base units with worktops over, gas hob, partly tiled walls, storage cupboard, space for washing machine and tumble dryer, access to the rear garden, access to the downstairs cloakroom and

access to the utility, wood effect flooring and a radiator.

Utility

Double glazed window to the rear aspect, wall-mounted boiler, wash hand basin with mixer tap, space for fridge and space for freezer, fully tiled walls.

Downstairs Cloakroom

Double glazed window to the rear aspect, fully tiled walls, tiled flooring, WC, wash hand basin.

Bedroom One

20' max x 10' 6" max (6.10m max x 3.20m max)

Three double glazed windows to the front aspect, built-in storage cupboard, carpet flooring and two radiators.

Bedroom Two

12' 6" max x 11' 4" max (3.81m max x 3.45m max)

Double glazed window to the rear aspect, built-in cupboard, space for freestanding wardrobes, carpet flooring and a radiator.

Bathroom

9' 3" x 8' 5" (2.82m x 2.57m)

Double glazed window to the rear aspect, panel bath with shower over, partly tiled walls, WC, wash hand basin, wood effect flooring and a radiator.

Outside

To The Front

Open frontage laid mainly to hardstanding providing off-road parking added by the vendor, with pathway leading to the front door.

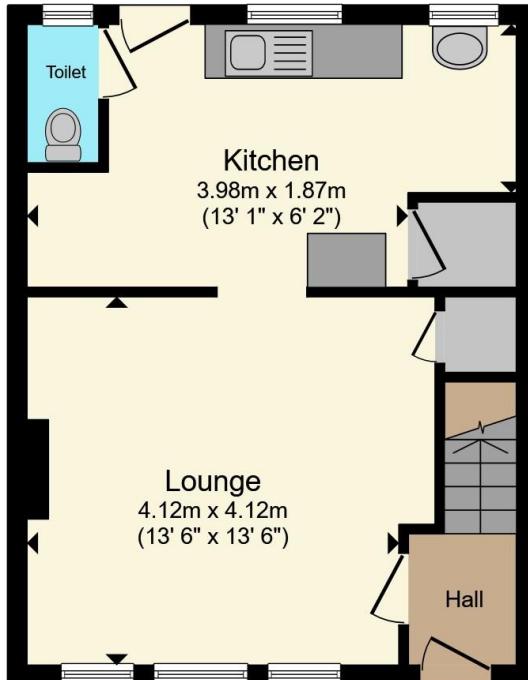
To The Rear

Enclosed rear garden with patio seating area, lawned section, gravelled areas, established planting, timber shed and fenced boundaries.

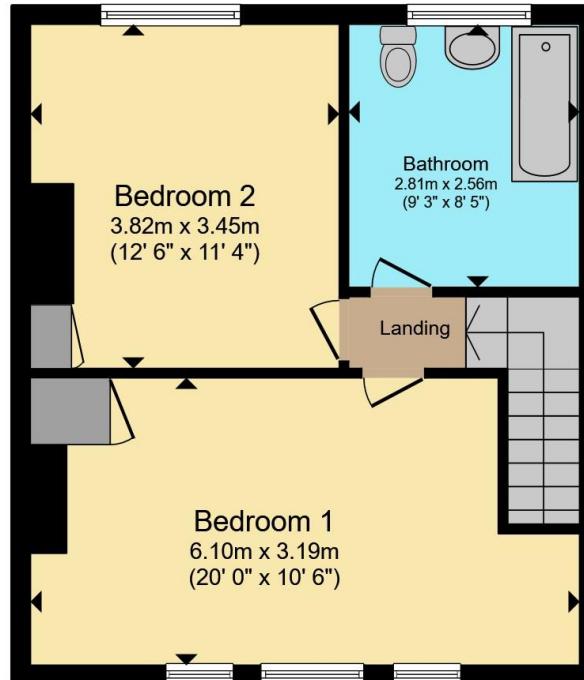








Ground Floor



First Floor

Total floor area 81.8 m² (880 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:
 Awaited

Council Tax
 Band: B

Tenure: Freehold

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