



Connells

Cosham Walk
Bristol



Property Description

Situated in a quiet cul-de-sac, this three-bedroom semi-detached home offers well-balanced accommodation along with a large driveway and generous rear garden. The ground floor comprises an entrance hall with stairs rising to the first floor, a dual-aspect lounge, and an open-plan kitchen/dining area providing access to the rear garden. The kitchen is fitted with a range of base units, worktops over, and space for appliances, making it a practical and sociable space. A downstairs cloakroom completes the ground floor layout. To the first floor, the property offers three bedrooms, including a spacious dual-aspect main bedroom, along with a modern family shower room fitted with a walk-in rainfall shower. Externally, the rear garden is mainly laid to lawn with patio seating areas and a detached outbuilding, offering excellent outdoor space. To the front, the property benefits from a large driveway providing ample off-street parking. The home is presented in good condition throughout, though not newly refurbished, and is ideally suited to buyers seeking space, parking, and a quiet residential setting.

double glazed window to the rear aspect, carpeted

flooring, electric wall-mounted heater, access to downstairs cloakroom, kitchen/dining area, and rear garden, and the radiator.

Kitchen / Dining Area

16' 3" max x 8' 10" max (4.95m max x 2.69m max)

Double glazed window to the front aspect, double glazed window to the rear aspect, double glazed

window to the side aspect, range of base units with worktops over, stainless steel sink, space for

dishwasher, space for freestanding fridge freezer, space for washing machine, electric hob,

low-level oven, smooth ceilings, vinyl flooring, and the radiator

Downstairs Cloakroom

WC, wash hand basin with vinyl flooring.

Bedroom One

16' 3" x 10' 8" (4.95m x 3.25m)

Double glazed window to the front aspect, double glazed window to the rear aspect, carpeted

flooring, TV point, space for freestanding wardrobe, and the radiator.



Entrance Hall

Double glazed window to the front aspect, stairs rising to the first floor, access to lounge, and the radiator.

Lounge

16' 4" x 11' 9" (4.98m x 3.58m)

Double glazed window to the front aspect,

Bedroom Two

12' x 8' 2" (3.66m x 2.49m)

Double glazed window to the front aspect, carpeted flooring, space for freestanding wardrobe, and the radiator.

Family Shower Room

6' x 4' 8" (1.83m x 1.42m)

Double glazed obscured window to the rear aspect, fully tiled walls, walk-in rainfall shower with

sliding glass doors, WC, wash hand basin with mixer tap, extractor fan, spotlights, tiled flooring and the radiator.

Bedroom Three

8' 7" x 8' (2.62m x 2.44m)

Double glazed window to the rear aspect, vinyl flooring, smooth ceilings, and the radiator.

Outside

Front Description

Approached via a large driveway providing ample off-street parking, the front of the property is set back from the road and positioned within a quiet cul-de-sac. The frontage offers a low-maintenance finish with stone chipping borders and clear access to the main entrance.

Rear Description

The rear garden is generous in size and mainly laid to lawn, offering a good level of privacy. There is a patio seating area directly from the property, a defined pathway leading through the garden, and a stone chipping

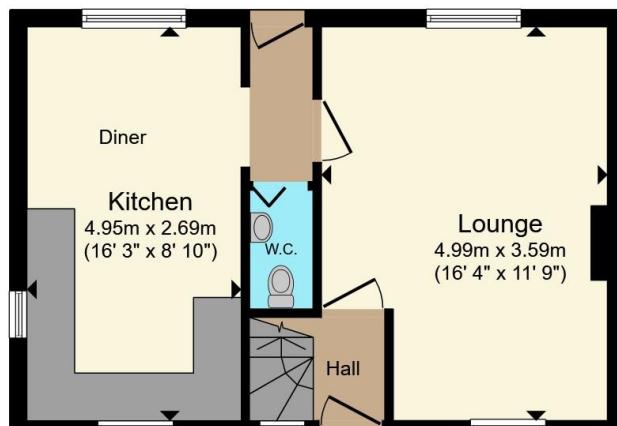
section suitable for additional seating. To the rear of the garden is a detached outbuilding with electricity, with enclosed boundaries to all sides. There is also three double outdoor sockets.

There are solar panels with the property fully owned outright to save electricity.

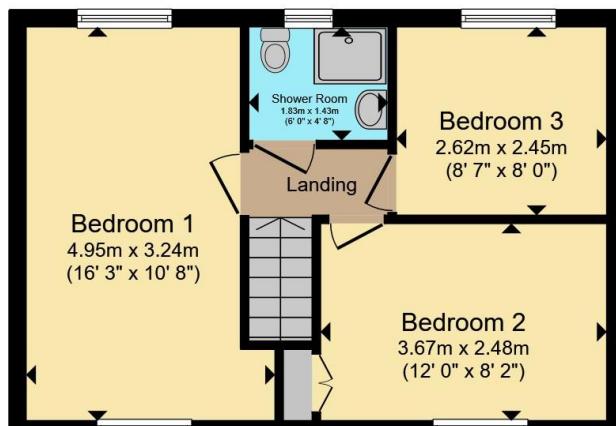








Ground Floor



First Floor

Total floor area 72.1 m² (776 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

To view this property please contact Connells on

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311248



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KWD311248 - 0006