



Connells

Grace Drive  
Bristol



## Property Description

This well proportioned one double bedroom ground floor garden flat with parking is a must see!

The property is well situated for the A4174 ring road. The accommodation in brief comprises; large entrance hall with partial glass roof, living room, one double bedroom, kitchen, a small study and family bathroom. Further benefitting from gas central heating, uPVC double glazing, a large multi tiered garden and off street parking.

Also offered for sale with the added benefit of no onward chain!

## Entrance

Via a obscured uPVC double glazed front door into;

## Entrance Porch

Cupboard housing fuse box, tiled floor, uPVC obscured double glazed door into;

## Hallway

Stairs to first floor landing, radiator, power points.

## First Floor Landing

UPVC double glazed window to front aspect,

loft access, power points, doors to;

## Lounge

13' 1" x 10' 7" ( 3.99m x 3.23m )

UPVC double glazed window to rear aspect, radiator, power points.

## Bedroom

10' x 9' 8" ( 3.05m x 2.95m )

UPVC double glazed window to rear aspect, radiator, power points, one double and one single fitted wardrobe.

## Kitchen

9' 10" x 7' 6" ( 3.00m x 2.29m )

UPVC double glazed window to front aspect, range of wall and base units, roll edge work surfaces, tiled splash backs, stainless steel single drainer sink, combination boiler, gas cooker point, plumbing for washing machine, space for fridge freezer, extractor fan and power points.

## Bathroom

7' 1" x 5' 8" ( 2.16m x 1.73m )

UPVC obscured double glazed windows to front and side aspects, suite comprising; pedestal wash hand basin, low level W.C., panel bath with mixer shower over, half tiled walls, extractor fan and radiator.

## Exterior

To the Front: Tarmac driveway with parking for one vehicle.

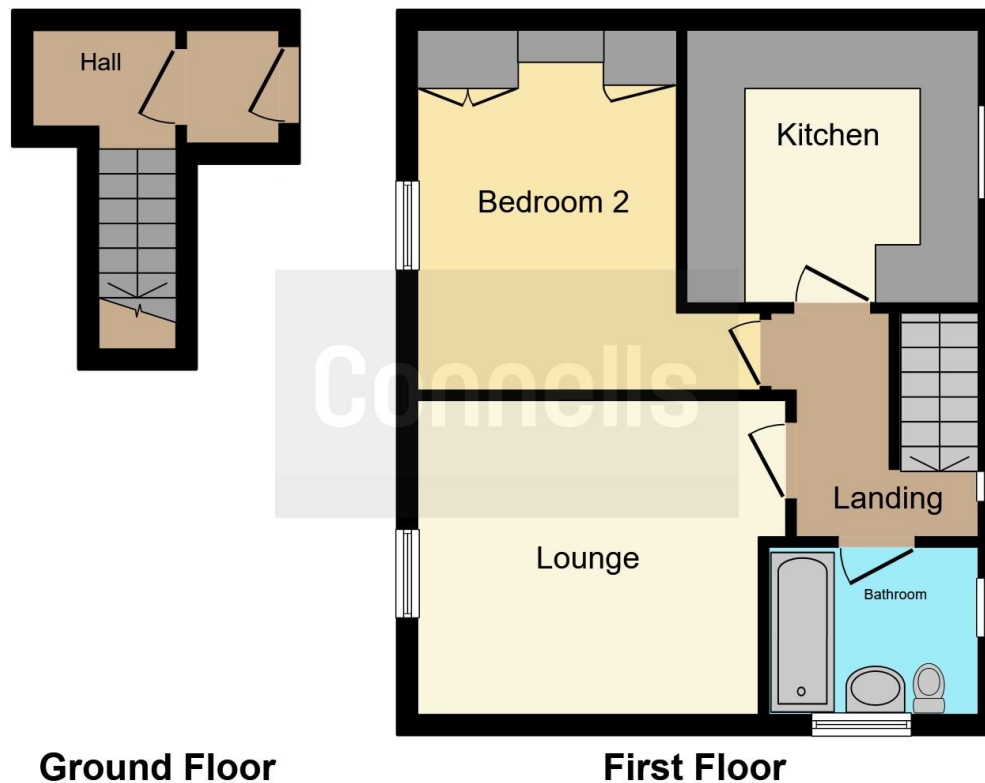
## Agent's Note

The Land Registry title/tenure has yet to be updated with the Vendor's/Leasehold details. Please ask the branch for more details.









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.focalagent.com](http://www.focalagent.com)

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1 Regent Street Kingswood  
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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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