



**Connells**

Speedwell Road  
Bristol



## Property Description

Situated on Speedwell Road, BS15, this property has been fully renovated. It is a three-bedroom mid-terrace home that offers generous living space and a large rear garden with rear lane access. The ground floor comprises an entrance porch and hallway with storage, leading to a bright lounge with bay window and a separate dining room opening into a modern, newly fitted kitchen. The kitchen features integrated appliances and a modern instant boiling water tap system, providing filtered hot water on demand for added practicality. Upstairs provides three bedrooms, two doubles and a good sized single, a completely new bathroom, fully tiled with bath and a rainfall shower. The landing includes a built-in cupboard and loft access with ladder and lighting. The property has been rewired and has new radiators with thermostatic valves in all the rooms. New flooring throughout, carpets in all the rooms, vinyl in the bathroom and engineered wooden flooring in the kitchen and dining room.

Externally, the property benefits from a low-maintenance front garden and a generous enclosed rear garden with patio and lawn. The home is conveniently positioned close to local shops, supermarkets and schools, with good transport links into Bristol city centre and surrounding areas, making it ideal for families and commuters alike.

## Entrance Hall

Front door entry with stairs rising to first floor,

carpet flooring, under stair storage cupboard, access

to lounge and dining room and a radiator.

## Lounge

13' 5" x 12' 5" ( 4.09m x 3.78m )

Double glazed bay window to the front aspect, smooth ceilings, carpet flooring and a radiator.

## Dining Room

11' 11" x 11' 2" ( 3.63m x 3.40m )

Double glazed door to the rear aspect, smooth ceilings, engineered wood flooring and a radiator.

## Kitchen

8' 4" x 7' 1" ( 2.54m x 2.16m )

Double glazed window to the rear aspect, range of wall and base units with worktops over, electric

hob with extractor over, integrated fridge freezer, instant boiling water tap system, additional storage drawer beneath oven, engineered wood flooring.

## Landing

Smooth ceilings, carpet flooring, built-in storage cupboard, loft hatch with ladder and lighting.

## Bedroom One

11' 11" max x 11' 6" max ( 3.63m max x 3.51m max )

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

### Bedroom Two

13' 11" max x 11' 1" max ( 4.24m max x 3.38m max )

Double glazed window to the front aspect, smooth ceilings, carpet flooring and a radiator.

### Bedroom Three

8' 7" max x 7' 4" max ( 2.62m max x 2.24m max )

Double glazed window to the front aspect, smooth ceilings, carpet flooring and a radiator.

### Bathroom

8' 10" max x 5' 3" max ( 2.69m max x 1.60m max )

Double glazed obscured window to the rear aspect, fully tiled walls, bath with rainfall shower over,

WC, wash hand basin with mixer tap, vinyl flooring, chrome heated towel rail, extractor fan and a

radiator.

### Attic

Large attic space, well insulated, good for storage and with a high gable ideal for converting into two bedrooms or a bedroom and ensuite.

### Additional Notes

This property has been completely refurbished throughout and is presented in

excellent condition, featuring brand new, unused kitchen appliances, a newly fitted bathroom with new bath, shower, wash basin, toilet, tiles and wall mirror, as well as new radiators and flooring throughout, and full re-wiring (apart from the downstairs lighting circuit); additionally, the spacious attic provides excellent storage and offers potential for conversion into further rooms.

### Outside

To The Front

Low-maintenance enclosed front garden laid to decorative stone with central feature planting,

bordered by wall and gate access providing a tidy approach to the property.

To the Rear

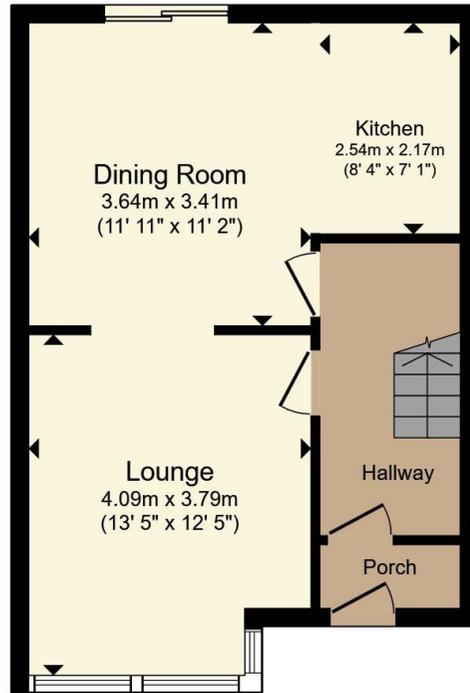
Large enclosed rear garden with patio seating area leading to lawn, stepping stone pathway and

fenced boundaries, offering rear lane access and ideal outdoor space.

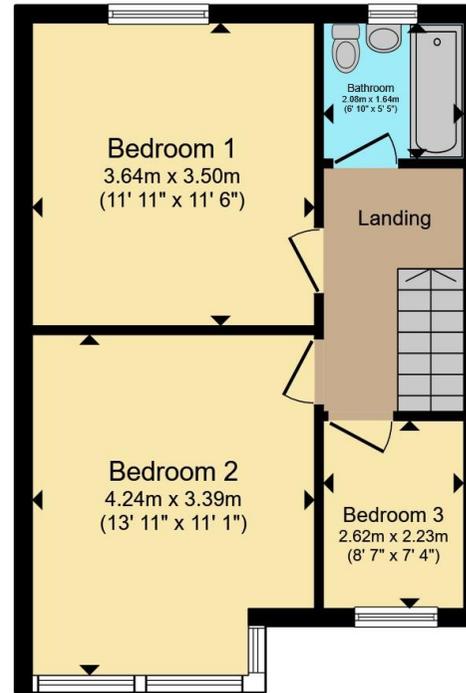








**Ground Floor**



**First Floor**

Total floor area 77.4 m<sup>2</sup> (833 sq.ft.) approx

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EPC Rating: C Council Tax Band: B

Tenure: Freehold

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