

Connells

Shaw Close
Bristol

Shaw Close
Bristol BS5 0XL

for sale offers in excess of
£300,000







Property Description

A spacious three-bedroom mid-terrace townhouse offering flexible accommodation arranged over three floors. The ground floor includes an entrance porch, hallway, separate WC, kitchen/diner and integral garage. On the first floor is a generous lounge and bedroom three, while the second floor provides two further bedrooms and the family bathroom.

Externally, the property benefits from an enclosed front garden, a rear garden with lawn and established planting, plus a brick-paved driveway providing off-street parking and access to the garage. Offering approximately 1,143 sq ft of accommodation, the property provides excellent scope for a buyer to personalise and improve to their own taste.

Porch

Entrance porch providing a sheltered approach into the property and leading through to the main hallway.

Entrance Hall

Central ground-floor hallway providing access to the WC, kitchen/diner, integral garage and staircase rising to the upper floors

Separate Wc

Convenient ground-floor cloakroom positioned close to the entrance and fitted with a WC.

Kitchen / Diner

12' 10" x 8' 10" (3.91m x 2.69m)

Practical kitchen and dining space with room for wall and base storage, work surfaces and appliances, together with space for a dining table. Window providing natural light.

Integral Garage

15' 9" x 8' 10" (4.80m x 2.69m)

Useful integral garage accessed from the rear driveway, providing secure parking and valuable storage.

First-Floor Landing

Landing providing access to the lounge and bedroom three, with the staircase continuing to the second floor.

Lounge

15' 2" x 12' 11" (4.62m x 3.94m)

Bedroom Three

10' 3" x 8' 10" (3.12m x 2.69m)

Well-proportioned third bedroom suitable for use as a bedroom, home office, nursery or hobby room.

Second-Floor Landing

Landing providing access to bedrooms one and two and the family bathroom.

Bedroom One

10' 4" x 10' (3.15m x 3.05m)

Comfortable double bedroom with space for a bed and accompanying bedroom furniture.

Bedroom Two

11' 2" x 8' 6" (3.40m x 2.59m)

Well-proportioned second bedroom with space for bedroom furniture and a window providing natural light.

Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

Family bathroom positioned off the second-floor landing and arranged to accommodate the principal sanitary fittings.

Front Approach

The property is approached through an enclosed front garden with a pathway leading to the entrance. Established shrubs and planting provide greenery and a degree of separation from the surrounding area.

Rear Approach

Brick-paved hardstanding driveway to the rear providing off-street parking and direct vehicular access to the integral garage.

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.







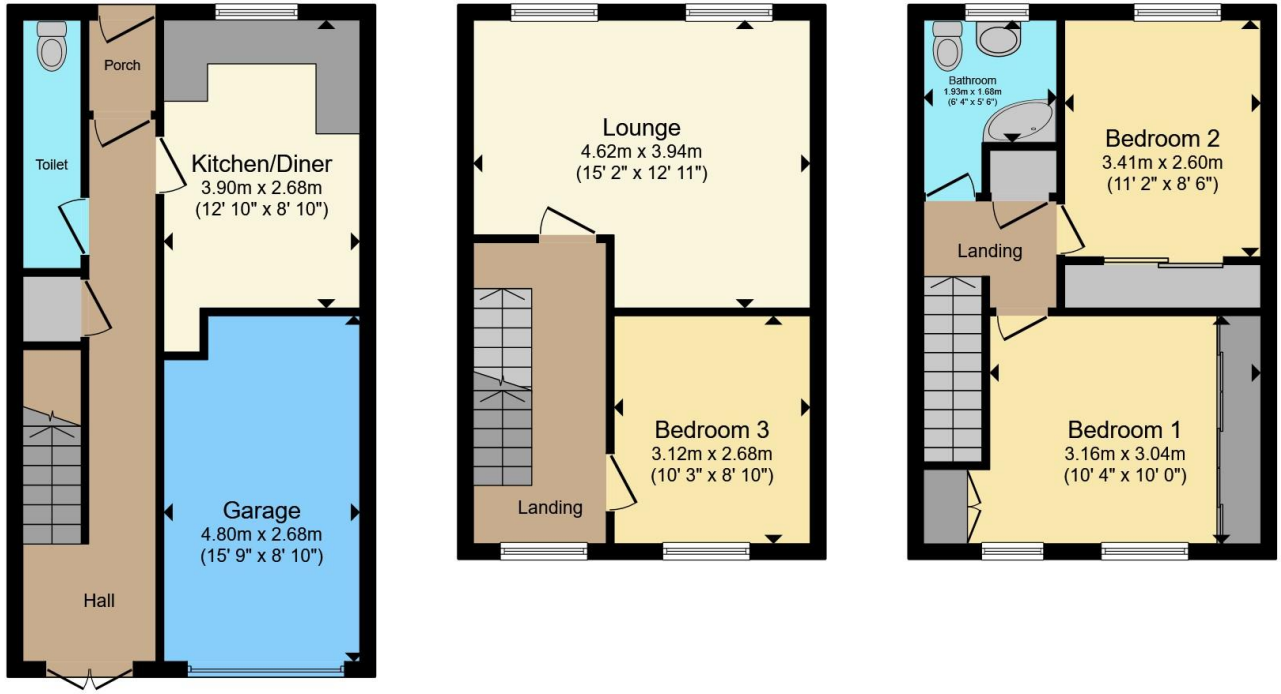












Ground Floor **First Floor** **Second Floor**

Total floor area 106.2 m² (1,143 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/KWD311776

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.