



**Connells**

Burchells Green Road  
Bristol



## Property Description

Offered to the market is this versatile three/four bedroom mid-terrace property benefiting from driveway parking to the front and an enclosed rear garden. The accommodation comprises an entrance hall with under stairs storage, downstairs cloakroom, fitted kitchen/diner and a spacious dual aspect lounge with French doors opening onto the rear garden. Upstairs provides three principal bedrooms, a shower room and an additional room accessed via Bedroom Two. This

flexible space offers a variety of uses including a dressing room, nursery, study or hobby room. Externally, the front offers off street parking via a gravelled driveway, while the rear garden is designed for low maintenance with paved seating areas and enclosed boundaries. Situated within easy reach of local schools, shops and amenities, the property also benefits from convenient access to Kingswood, Longwell Green and the Bristol Ring Road.

## Entrance Hall

Double glazed obscured window to the front aspect, vinyl flooring, access to the lounge, kitchen

and downstairs cloakroom, under stairs storage cupboard, double glazed door to the rear aspect

giving access to the garden.

## Lounge

16' 5" max x 11' 11" max ( 5.00m max x

3.63m max )

Double glazed window to the front aspect, carpeted flooring, double glazed French doors to the rear aspect giving access to the garden, two radiators.

## Kitchen

16' 3" x 8' 11" ( 4.95m x 2.72m )

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

flooring, range of wall and base units with worktops over, stainless steel sink with mixer tap,

radiator.

## Downstairs Cloakroom

Double glazed obscured window to the rear aspect, partially tiled walls, WC, wash hand basin,

radiator.

## Landing

Access to Bedrooms One, Two and Three, loft access hatch, radiator.

## Bedroom One

11' 2" max x 8' max ( 3.40m max x 2.44m max )

Double glazed window to the front aspect, built in storage cupboard, carpeted flooring, radiator.

## Bedroom Two

9' 9" max x 9' 1" max ( 2.97m max x 2.77m max )

Double glazed window to the rear aspect, carpeted flooring, access to additional room, radiator.

## Additional Room / Bedroom Four

9' 2" max x 6' 9" max ( 2.79m max x 2.06m max )

Double glazed window to the front aspect, carpeted flooring, radiator.

## Bedroom Three

8' 8" max x 8' max ( 2.64m max x 2.44m max )

Double glazed window to the rear aspect, carpeted flooring, radiator.

## Shower Room

6' 4" x 4' 9" ( 1.93m x 1.45m )

Double glazed obscured window to the rear aspect, fully tiled walls, shower enclosure, WC, wash

hand basin, radiator.

## Outside

### To The Front

Gravelled driveway providing off street parking. Pathway leading to the front entrance door with

mature hedging to boundaries.

### To The Rear

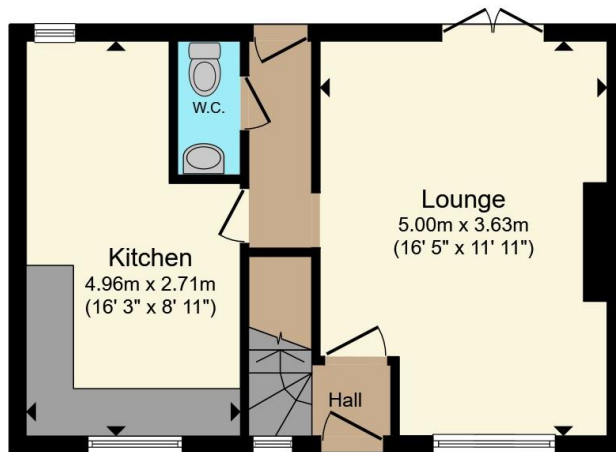
Enclosed low maintenance rear garden predominantly laid to paving providing ample space for

outdoor seating and entertaining. Enclosed by fencing and hedging with gated access.

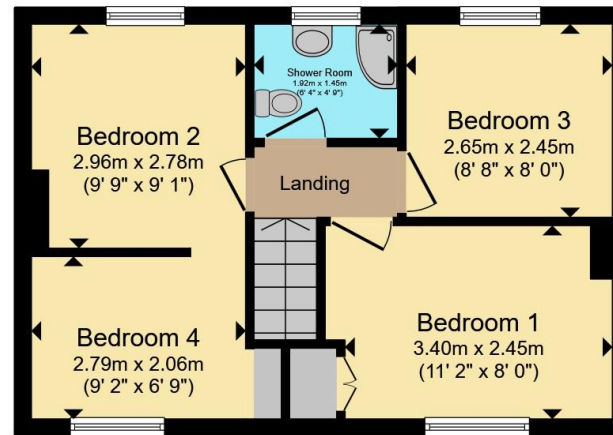








**Ground Floor**



**First Floor**

Total floor area 73.4 m<sup>2</sup> (790 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](http://www.propertybox.io)



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EPC Rating: D Council Tax Band: B

Tenure: Freehold

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