



**Connells**  
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**FOR SALE**

**Connells**

Clare Road  
Kingswood BRISTOL



## Property Description

This extended three-bedroom semi-detached property offers spacious and practical accommodation in a well-connected Kingswood location. The property benefits from driveway parking to the front, rear access leading to a garage, and a good size rear garden, making it ideal for families, first-time buyers or those needing versatile outside space. Internally, the home is well presented throughout and offers three bedrooms along with the added benefit of a downstairs shower room, providing extra convenience for modern day living. The property is positioned within reach of local shops, schools, green spaces and transport links, with access towards Kingswood High Street, Hanham, Fishponds and Bristol City Centre. Cossham Hospital is also nearby, further adding to the convenience of the location.

## Entrance

A door leading into a small hallway, stairs rising to the first floor, door off into a principal room.

## Lounge

16' x 12' ( 4.88m x 3.66m )

UPVC double glazed two windows to the front aspect, carpet flooring, a modern electric fireplace is set into the central wall, a white radiator cover with a shelf sits beneath the TV, door off to the dining room.

## Dining Room

12' 2" x 7' 2" ( 3.71m x 2.18m )

Central heating radiator, a storage cupboard, laminate flooring, door off to the down stairs shower room.

## Shower Room

8' 4" x 6' 11" ( 2.54m x 2.11m )

Low level flush wc, a hand wash basin, cubical shower with a main shower above, an extractor fan, fully tiled around, radiator.

## Kitchen

11' x 10' 10" ( 3.35m x 3.30m )

UPVC double glazed window to the rear aspect, a range of base units and drawers with rolled edge worktops over and matching wall units, integrated oven/grill, an inset of four rings electric hob with an extractor hood above, a single bowl sink unit and drainer with a mixer taps, laminate floor, integrated appliances, skylight window, door through to the laundry room.

## Laundry Room

6' 11" x 6' 2" ( 2.11m x 1.88m )

Laminate flooring, UPVC double glazed window, some base units with rolled edge work tops, space for washing machine, doors off to the rear garden.

## First Floor Landing

UPVC double glazed window, storage cupboard, doors off to the principal rooms and to the bathroom.

## Bedroom One

12' x 11' 10" ( 3.66m x 3.61m )

UPVC double glazed window to the front aspect, central heating radiator, carpet flooring.

### Bedroom Two

12' 6" x 7' 6" ( 3.81m x 2.29m )

UPVC double glazed window to the rear aspect, central heating radiator, carpet flooring.

### Bedroom Three

8' 9" x 7' 6" ( 2.67m x 2.29m )

UPVC double glazed window to the front aspect, central heating radiator, carpet flooring.

### Bathroom

UPVC double glazed obscured glass window, low level flush wc, pedestal hand wash basin, a panelled bathtub with mixer taps, laminate flooring, partly tiled around, extractor fan, chrome heated towel radiator.

### Outside

#### To The Front

There is a neatly maintained patch of green lawn bordered by shrubs, driveway, a box housing the gas meter.

#### To The Rear

It is partly paved, partly laid with lawn and decking area, fully enclosed with fencing.

### Garage

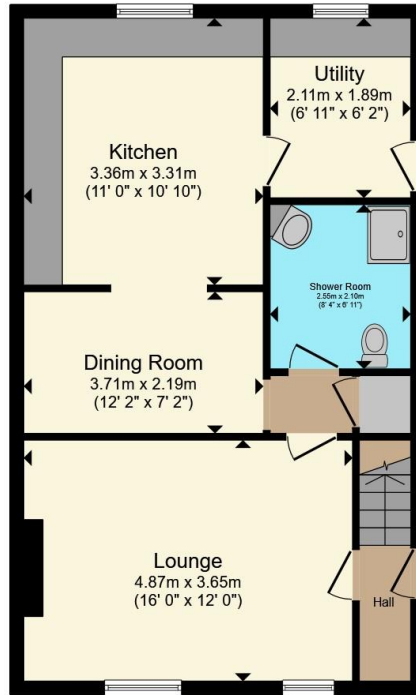
To the right of the house is a garage and

leading with a rear access.

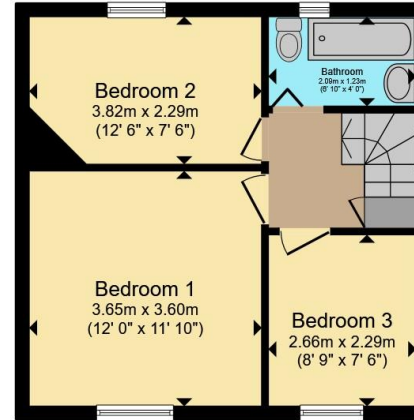








**Ground Floor**



**First Floor**

Total floor area 97.7 m<sup>2</sup> (1,052 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: Council Tax  
 Awaited Band: B

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Tenure: Freehold



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