



Connells

Hill Street
St. George Bristol



Property Description

A double bay fronted Victorian house situated just a short distance from the vibrant cafes, shops, and amenities of Church Road, The green open space of St. George Park is within close proximity, providing ideal spots for leisure and recreation. An early viewing would be highly recommended, contact us today on 0117 9353013 to arrange your viewing. NO ONWARD CHAIN.

Entrance

A double glazed front door with frosted glass window and a window above leading into a front vestibule where a multi glass panelled obscured glass door giving a borrowed light through leading into the hallway.

Hallway

A central heating radiator, stairs rising to the first floor, doors off to principal rooms.

Lounge

11' 4" into recess x 13' 4" into bay (3.45m into recess x 4.06m into bay)

UPVC double glazed bay window to the front aspect, central heating radiator, gas flamed coal effect fire with marble around and half.

Kitchen

12' max x 11' (3.66m max x 3.35m)

Central heating radiator, UPVC double glazed

window to the rear aspect, a range of base units with rolled edge worktops over with tiled splashback and matching wall units, display shelving, stainless steel single bowl sink unit and drainer, under-stairs storage cupboard, an additional storage cupboard with built-in shelving, space for cooker, space for fridge/freezer, a further door leading into a hallway.

Hallway

UPVC double glazed door leading out to the rear garden, storage cupboard with built-in shelving, door off to downstairs bathroom/utility.

Bathroom/Utility

UPVC double glazed obscured glass window, pedestal handwash basin, panelled bath with h&c taps and main showers above, tiles around with grip handles, low level flush wc, a wall vent, gas wall heater.

First Floor Landing

Central heating radiator, storage cupboard with coat hooks, a hatch giving access to loft storage space.

Shower Room

UPVC double glazed window, chrome heater towel radiator, cupboard with built-in shelves and comprising a boiler, a walk-in cubical shower with main shower and tiles around,

low level flush wc, vanity wash basin with mixer taps, wall mirror.

Bedroom One

14' 1" into recess x 13' 7" into bay (4.29m into recess x 4.14m into bay)

UPVC double glazed window to the front aspect, central heating radiator, broadband point.

Bedroom Two

11' 2" x 9' 1" max (3.40m x 2.77m max)

Central heating radiator, UPVC double glazed window to the rear aspect.

Outside

To The Front

It is laid with bark and low level wall to the front and path giving access to the front door and to the rear of the property.

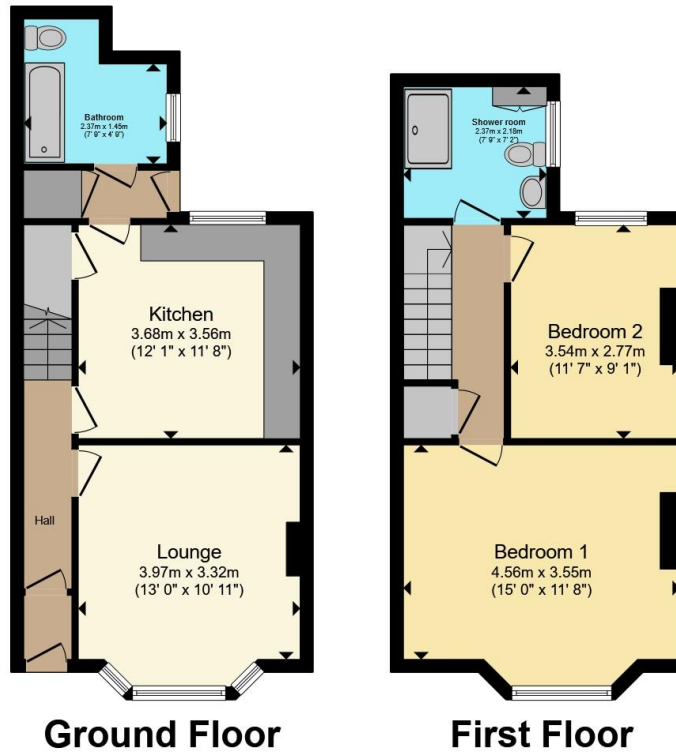
To The Rear

An area laid with chippings, outside taps, patio area, bordering flower beds, a gated parking space to the rear.









Total floor area 80.2 m² (863 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



To view this property please contact Connells on

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1 Regent Street Kingswood
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EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311494



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