



Connells

Chaplin Road
BRISTOL



Property Description

Offered to the market in good condition throughout, this attractive two-bedroom period property provides well-proportioned accommodation across two floors and would make an excellent purchase for first-time buyers, couples or investors. The ground floor comprises an entrance hall leading into the front reception room, with a second and larger reception room positioned towards the rear of the property. The rear reception room provides access to the fitted kitchen and opens towards the rear garden, creating a practical layout for everyday living and entertaining. Upstairs, the main bedroom is a generous double spanning the front of the property, while bedroom two provides another well-proportioned bedroom overlooking the rear. The accommodation is completed by a good-sized first-floor bathroom. Externally, the property benefits from an enclosed rear garden offering a mixture of planted borders and seating space. Chaplin Road is conveniently positioned for the amenities and transport connections available throughout Easton and the surrounding BS5 area, with straightforward access towards Bristol City Centre, Stapleton Road and the wider road and rail network.

Entrance Hall

Entrance door opening into the hallway with stairs rising to the first-floor accommodation and door providing access into the front reception room. Radiator.

Reception Room

10' 10" max x 9' 8" max (3.30m max x 2.95m max)

Window to the front elevation providing natural light, well-proportioned reception space with ample room for a range of living room furniture and access through towards the remainder of the ground-floor accommodation. Radiator.

Reception Room

13' 9" max x 11' 1" max (4.19m max x 3.38m max)

Window/opening towards the rear aspect, generous second reception room providing excellent additional living and dining space, stairs rising to the first floor and access leading through towards the kitchen and rear garden. Radiator.

Kitchen

9' x 6' 8" (2.74m x 2.03m)

Window to the side elevation, fitted kitchen arranged with a range of wall and base units with work surfaces over, space for freestanding appliances, sink area and access towards the rear of the property. Radiator.

First Floor Landing

Stairs rising from the ground floor with doors providing access to both bedrooms and the family bathroom.

Main Bedroom

13' 9" max x 10' 2" max (4.19m max x 3.10m max)

Windows to the front elevation providing plenty of natural light, generous double bedroom with ample space for a double bed and additional bedroom furniture. Radiator.

Bedroom Two

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

Window to the rear elevation, well-proportioned second bedroom offering space for bedroom furniture and suitable for use as a double bedroom, children's room or home office. Radiator.

Bathroom

8' 8" x 6' 8" (2.64m x 2.03m)

Window to the side elevation, bathroom comprising bath, wash hand basin and WC with space surrounding the suite and access from the first-floor landing. Radiator.

Front Approach

The property is approached from Chaplin Road with a traditional period frontage, contrasting stone detailing surrounding the windows and entrance, and a front door providing access into the entrance hall.

Rear Garden

An enclosed rear garden offering a private outside space with established planting and greenery surrounding the boundaries. The garden provides space for outdoor seating and entertaining, with mature borders and climbing plants creating an attractive leafy setting.

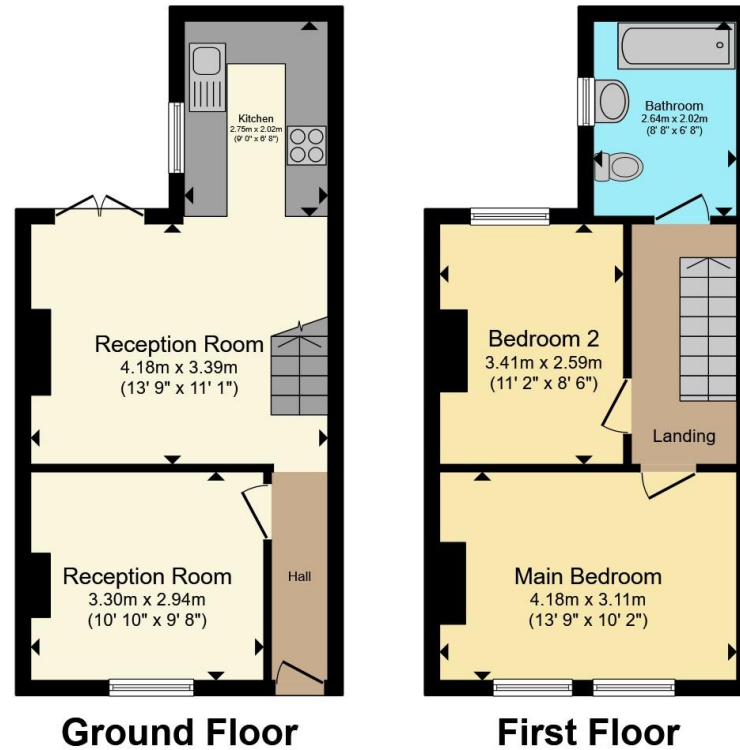
Agent's Note

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.









Total floor area 65.3 m² (703 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

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1 Regent Street Kingswood
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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