



Connells

Albany Street
Bristol



Property Description

This mid-terrace home offers three bedrooms and well-proportioned accommodation. Positioned within BS15, the property benefits from access to local amenities and transport links into Bristol city centre. The location continues to attract strong interest due to its accessibility.

Entrance/Hallway

UPVC double glazed door leading into a entrance hallway, which has got laminate flooring and doors off to downstairs toilet.

Downstairs Wc

A hand wash basin with tiled splashback, low level flush wc, UPVC double glazed obscured glass window to the front aspect, laminate flooring.

Lounge

18' 4" x 14' 10" (5.59m x 4.52m)

UPVC double glazed glass window to the front aspect, central heating radiator, tiled flooring, wooden stairs/stair steps rising to the first floor, doors off to the kitchen/diner.

Kitchen/Dining Room

18' 5" x 18' 4" (5.61m x 5.59m)

Tiled flooring in the dining area, UPVC double glazed glass window through to the conservatory, central heating radiator.

Laminate flooring in the kitchen, central

heating radiator, UPVC double glazed glass window to the rear aspect, a range of base units and drawers with matching wall units and rolled edge worktops, integrated oven and grill with inset of four rings electric hob, double bowl stainless steel sink and drainer with a mixer taps, space for dishwasher, doors off to the conservatory.

Conservatory

10' 11" x 7' 3" (3.33m x 2.21m)

Double glazed roof, wall mounted boiler, tiled flooring, UPVC double glazed glass window and door leading out to the rear garden.

First Floor Landing

Laminate flooring, a hatch giving access to the loft storage, storage cupboard, doors off to the principal rooms.

Bedroom One

15' 4" max x 9' 4" max (4.67m max x 2.84m max)

UPVC double glazed glass window to the front aspect, central heating radiator, fitted storage cupboards.

Bedroom Two

11' 10" max x 10' 5" max (3.61m max x 3.17m max)

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

Bedroom Three

8' 2" max x 7' 6" max (2.49m max x 2.29m max)

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

Shower Room

UPVC double glazed obscured glass window to the rear aspect, a hand wash basin, low level flush wc, towel rail, grip handle, a quadrant shower screen with main shower above, chrome heater towel radiator, tiled flooring, partly tiled around.

Outside

To The Front

A paved path leading to the front door, partly stoned area, a box housing the gas meter.

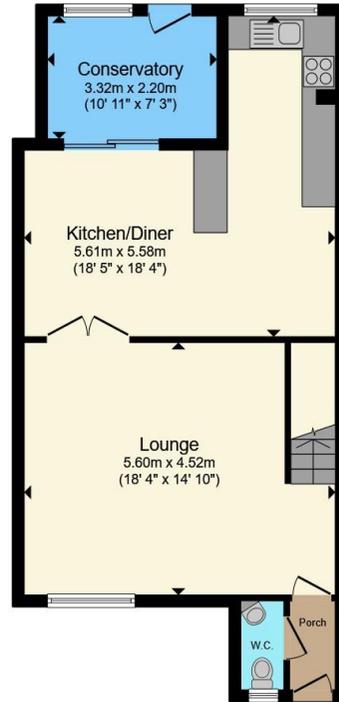
To The Rear

Partly paved and rest of the garden is laid with grass, enclosed with fencing, a garden shed, a garage is at the rear and a door is leading out to the rear side of the property.

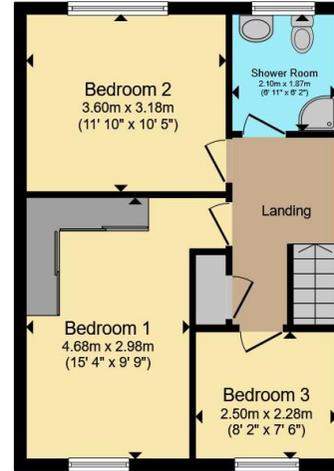








Ground Floor



First Floor

Total floor area 104.5 m² (1,124 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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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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