



**Connells**

Crispin Way  
Bristol



## Property Description

Situated in a well-established residential area, this three-bedroom semi-detached home offers spacious and well-balanced accommodation, making it an excellent opportunity for families, first-time buyers and those looking to upsize. The ground floor comprises a welcoming entrance porch leading into a generous lounge, providing plenty of space for relaxing and entertaining. To the rear of the property is a separate dining room with French doors opening onto the garden, alongside a fitted kitchen offering ample worktop and storage space. The first floor offers three well-proportioned bedrooms, including two comfortable double bedrooms and a generous single bedroom, all served by a family bathroom. Externally, the property benefits from an enclosed rear garden together with rear off-road parking and a detached garage, providing excellent storage and secure parking. Crispin Way is conveniently located close to local shops, supermarkets, well-regarded schools and parks, while Kingswood High Street is only a short distance away. Excellent public transport links and easy access to the A4174 Ring Road provide convenient commuting into Bristol city centre and surrounding areas.

## Entrance Hall

A front door leading into an entrance hallway, laminate flooring, UPVC double glazed window to the side, electric heater, door off to the lounge.

## Lounge

18' 10" x 12' ( 5.74m x 3.66m )

UPVC double glazed bay window to the front aspect, two central heating radiators, laminate floor, coal effect fireplace with wooden mantle over, under-stairs storage cupboard, stairs rising to the first floor.

## Dining Room

10' x 9' 5" ( 3.05m x 2.87m )

Central heating radiator, wood effect flooring, double glazed glass doors leading out to the rear garden, access to the lounge through the folding doors, open access to the kitchen.

## Kitchen

10' x 7' ( 3.05m x 2.13m )

UPVC double glazed window to the side aspect, a range of base units and drawers with rolled edge worktops over and with matching wall units, a four ring gas hob with extractor hood above, an integrated oven and grill, space for washing machine and fridge/freezer, one and half bowl stainless steel sink unit and drainer with mixer taps, UPVC double glazed door leading out to the rear garden.

## Landing

UPVC double glazed window to the side, doors off to principal rooms, a hatch giving access to the loft storage space.

## Bedroom One

14' 1" max x 10' 3" max ( 4.29m max x 3.12m max )

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

### Bedroom Two

10' max x 9' 7" max ( 3.05m max x 2.92m max )

UPVC double glazed glass window to the rear aspect, central heating radiator, fitted wardrobes and the fitted cupboard is comprising the boiler.

### Bedroom Three

8' 11" max x 6' 4" max ( 2.72m max x 1.93m max )

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

### Bathroom

6' 11" x 5' 9" ( 2.11m x 1.75m )

UPVC double glazed obscured glass window to the rear aspect, vanity hand wash basin, low level flush WC, chrome heated towel radiator, a panelled bath tub with mixer taps and main shower above, extractor fan, fully tiled around.

### Outside

#### To The Front

A paved path leading to the front door, laid with grass, sides enclosed with fencing and from the front is enclosed with half way up brick walls and gated access.

#### To The Rear

Fully Paved and fully enclosed with fencing and walls, a gated access to the rear of the property and a gated access to the side of the property.

The driveway is long enough to fit 2 cars.

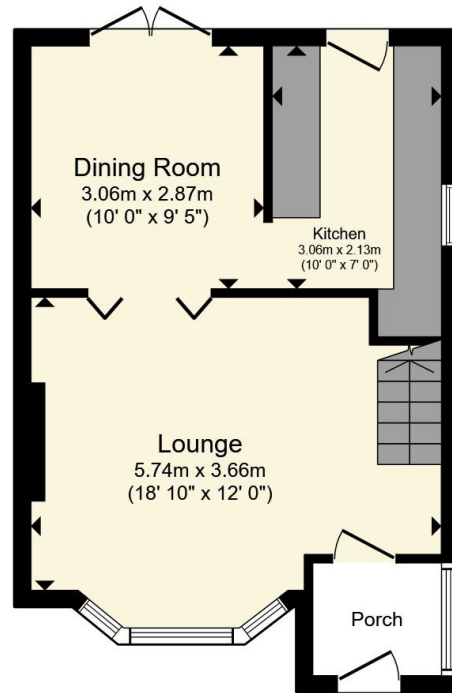
### Garage

The property benefits from a detached garage, providing convenient off-street parking and additional storage space. The garage has electricity (wall sockets) and a ceiling light fixture. It also has a pit covered with wooden boards and stone steps down into it (to work under cars). Could be a small workshop/garage.

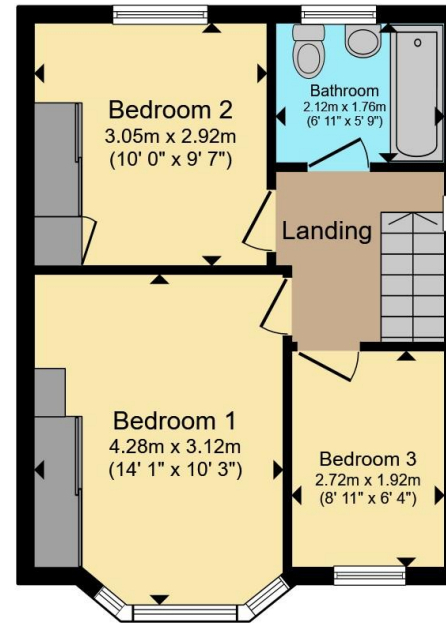








**Ground Floor**



**First Floor**

Total floor area 71.3 m<sup>2</sup> (768 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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**T 0117 935 3013**  
**E [kingswood@connells.co.uk](mailto:kingswood@connells.co.uk)**

1 Regent Street Kingswood  
BRISTOL BS15 8JX

EPC Rating: D Council Tax  
Band: C

Service Charge: Ask  
Agent

Ground Rent:  
7.50

Tenure: Leasehold

**view this property online [connells.co.uk/Property/KWD311505](http://connells.co.uk/Property/KWD311505)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Apr 1959. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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