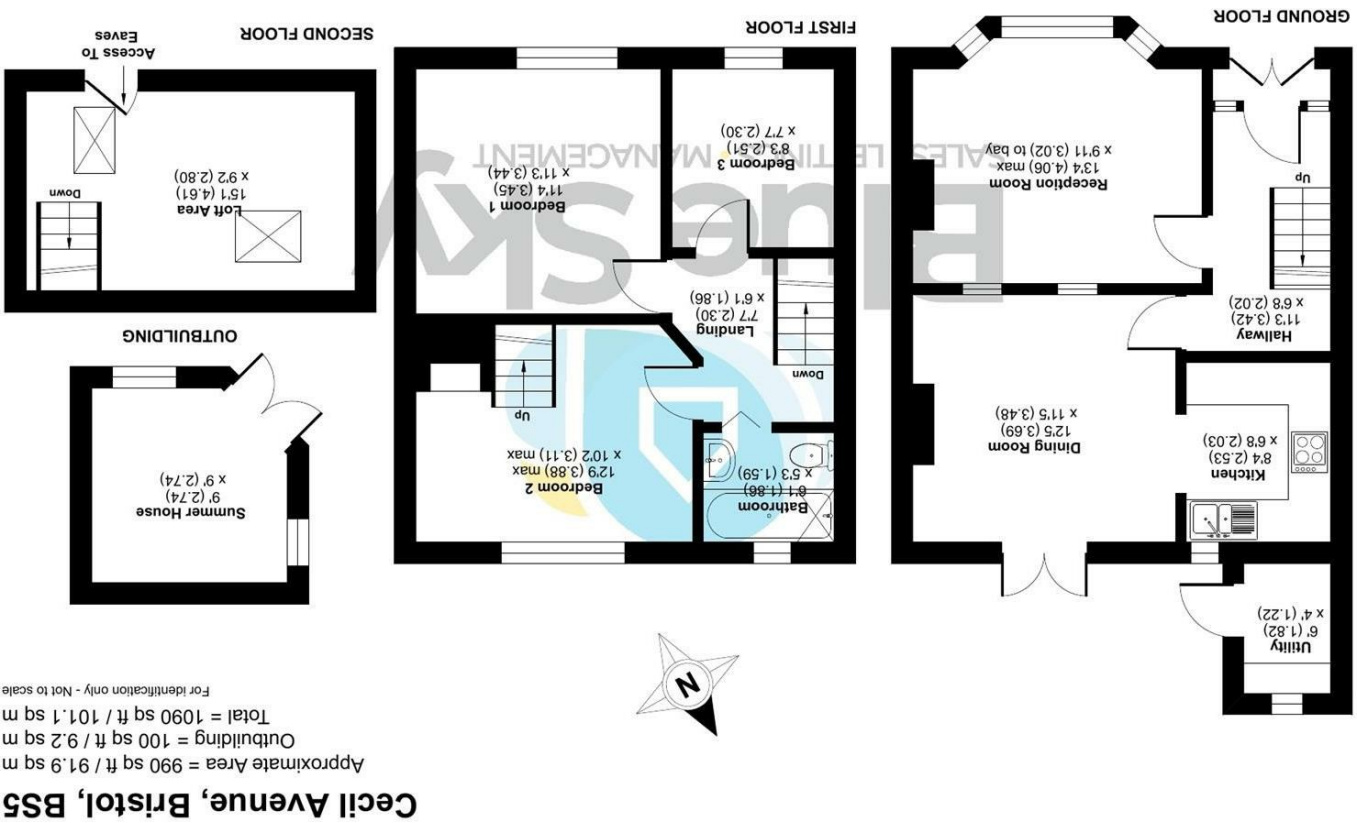




We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

**The Important Bit**

**Don't forget to register and stay ahead of the crowd.**

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**Get in touch to arrange a viewing!**

**Like what you see?**



Council Tax Band: B | Property Tenure: Freehold

BEAUTIFULLY PRESENTED SPACIOUS HOME! Welcome to this delightful mid-terrace house located on Cecil Avenue in the popular area of Speedwell, Bristol. This delightful three-bedroom home offers a perfect blend of comfort and convenience, making it an ideal choice for families or professionals alike. As you enter, you are greeted by a welcoming hall that leads to two spacious reception rooms. The lounge provides a cosy space for relaxation, while the dining room seamlessly opens to the kitchen, creating an inviting atmosphere for entertaining guests or enjoying family meals. The property boasts three well-proportioned bedrooms, ensuring ample space for everyone. The bathroom is conveniently located to serve the needs of the household. One of the standout features of this home is the superbly sized rear garden, which is perfect for outdoor activities and gatherings. The garden also includes an outbuilding that can be used as a utility space, along with a charming summerhouse, ideal for enjoying the warmer months. Parking is a breeze with space for two vehicles at the front of the property, a valuable asset in this area. Situated with good road links to the city centre and local amenities. Don't miss out on this wonderful home!



Entrance Porch

Double glazed French doors to front, double glazed window to front.

Entrance Hall

11'3 x 6'8 (3.43m x 2.03m)  
Stain glass door and windows to front, radiator, stairs rising to first floor, under stairs storage area, coved ceiling, wood effect flooring, base unit housing fuse board and electric meter, wall unit housing gas meter.

Lounge

13'4 max x 9'11 to bay (4.06m max x 3.02m to bay)  
Double glazed bay window to front, wood effect flooring, coved ceiling, radiator, electric fire, built in feature fish tank.

Dining Room

12'5 x 11'5 (3.78m x 3.48m)  
Double glazed French doors to rear garden, double glazed window to rear, radiator, space for fridge/freezer, wood effect flooring, wall mounted gas combination boiler, open to kitchen.

Kitchen

8'4 x 6'8 (2.54m x 2.03m)  
Double glazed window to rear, a range of wall and base units with worktops over, one and half bowl sink and drainer, splash backs, spotlights, gas hob, electric oven, cooker hood, integrated dishwasher, wood effect flooring.

First Floor Landing

7'7 x 6'1 (2.31m x 1.85m)  
Coved ceiling, spotlights.

Bedroom One

11'4 x 11'3 (3.45m x 3.43m)  
Double glazed window to front, radiator, coved ceiling.

Bedroom Two

12'9 max x 10'2 max (3.89m max x 3.10m max)  
Double glazed window to rear, radiator, coved ceiling, fitted shelving.

Bedroom Three

8'3 x 7'7 (2.51m x 2.31m)  
Double glazed window to front, coved ceiling, radiator.

Bathroom

6'1 x 5'3 (1.85m x 1.60m)  
Double glazed window to rear, heated towel rail, W.C, vanity wash hand basin, enclosed bath with shower over, part tiled walls, extractor fan, bi-fold door to landing.

Loft Area

15'1 x 9'2 (4.60m x 2.79m)  
Stairs from bedroom two, skylight windows to rear and front, eaves storage, power and light.

Front/Driveway

Driveway parking for two cars.

Rear Garden

Enclosed rear garden, outside power, outside tap, raised boards of plants, two decking areas, lawn area, gravel, rear patio, rear gate.

Summer House

9' x 9' (2.74m x 2.74m)  
Double glazed French doors, two double glazed windows, fuse board, power, electric heater.

Outbuilding/Utility

6' x 4' (1.83m x 1.22m)  
Double glazed door, double glazed window to rear, power and sensor light, space for washing machine, space for tumble dryer.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 66                      | 79        |
| England & Wales                             | EU Directive 2002/91/EC |           |

