



Connells

Courtney Road  
Bristol



## Property Description

This well-presented four-bedroom mid-terrace home is arranged over three floors and offers versatile

accommodation ideal for families or buyers needing flexible space. The ground floor comprises an

entrance hall with access to the lounge, kitchen and stairs rising to the first floor. The bay-fronted lounge

benefits from smooth ceilings and a front aspect, while the kitchen provides a range of wall and base units

with integrated spaces and opens into the dining area with French doors leading to the rear garden. The first floor offers three bedrooms and a family bathroom, with the landing providing access to all rooms. The bathroom features an obscured window, panelled bath with rainfall shower attachment, glass screen and heated towel rail. Stairs rise to the second floor where the master bedroom is located, benefitting from skylight windows and extensive eaves storage.

Externally, the property offers a front approach and an enclosed rear garden with artificial lawn, storage shed and gated rear access. This is a strong family home in a popular location and early interest is recommended. Book your viewing now to avoid disappointment.

## Entrance Hall

Front door entry with flooring, access to lounge and kitchen, stairs rising to the first floor and radiator.

## Lounge

11' 11" x 10' ( 3.63m x 3.05m )

Double glazed bay window to the front aspect, smooth ceilings, flooring and a radiator.

## Kitchen

15' 9" x 11' 9" ( 4.80m x 3.58m )

Double glazed window to the rear aspect, smooth ceilings, wall and base units with worktops over, Belfast sink with mixer tap, space for range cooker with extractor hood, part tiled walls, space for undercounter fridge, undercounter freezer and washing machine, breakfast bar and a radiator.

## Dining Room

11' 7" x 7' 3" ( 3.53m x 2.21m )

Double glazed French doors to the rear aspect, double glazed window to the side aspect, smooth ceilings, wood flooring, wall mounted radiator, TV point and boiler location.

## First Floor Landing

Access to bedrooms two, three, four and the family bathroom.

## Bedroom Two

12' 6" x 8' 3" ( 3.81m x 2.51m )

Double glazed window to the rear aspect, smooth ceilings, carpeted flooring, space for freestanding wardrobe and a radiator.

## Bedroom Three

10' x 9' 9" ( 3.05m x 2.97m )

Double glazed bay window to the front aspect, carpeted flooring, space for freestanding wardrobe and a radiator.

## Bedroom Four

8' 8" x 7' 1" ( 2.64m x 2.16m )

Double glazed window to the rear aspect, smooth ceilings, carpeted flooring and a radiator.

## Bathroom

6' 1" x 5' 10" ( 1.85m x 1.78m )

Obscured window to the front aspect, part tiled walls, smooth ceilings, panelled bath with rainfall shower attachment and glass screen, tiled flooring, WC, wash hand basin with mixer tap and a chrome heated towel rail.

## Bedroom One (second Floor)

Two skylight windows to the rear aspect, carpeted flooring, extensive eaves storage and a radiator.

## Outside

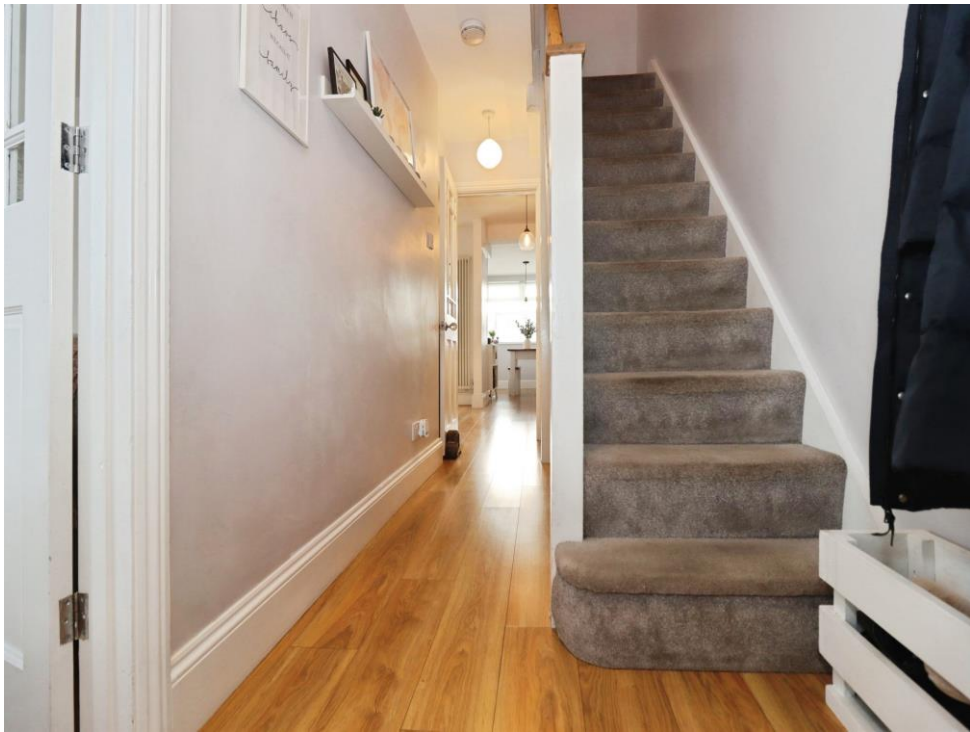
Front Approach:

Mid-terrace frontage with bay window and pedestrian access to the front door.

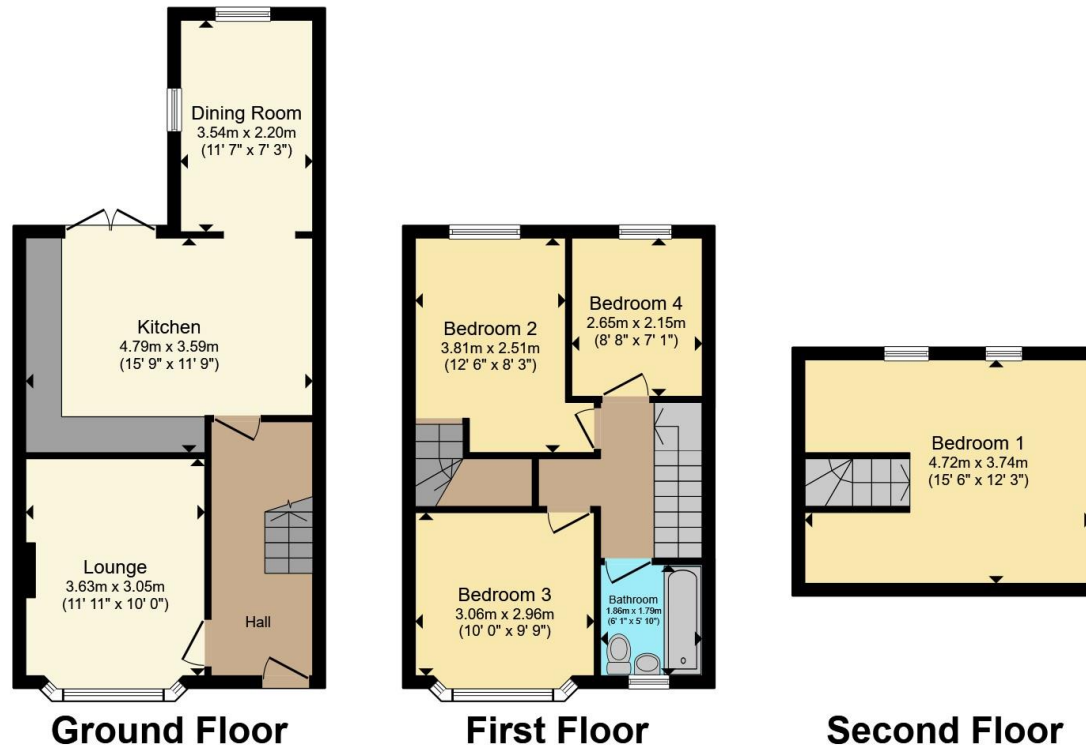
Rear Garden:

Enclosed rear garden laid mainly to artificial lawn with storage shed, gated rear access and surrounding wall boundaries.









Total floor area 97.0 m<sup>2</sup> (1,044 sq.ft.) approx

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 Band: B

Tenure: Freehold

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