





Property Description

This four-bedroom end-of-terrace property offers practical accommodation arranged over two floors and would suit buyers looking for a project or value-add opportunity. The ground floor comprises an entrance hall with storage, lounge to the front, kitchen to the rear with access outside, and a separate dining room and fourth bedroom. Upstairs

provides three bedrooms, a separate WC, and a shower room. Externally, the property benefits from both front and

rear gardens. Colebrook Road is conveniently positioned within BS15, offering access to local shops, schools, and

amenities, with transport links into Kingswood, Bristol city centre, and surrounding areas.

Entrance Hall

Front entrance door, wood-effect flooring, access to lounge and kitchen, understairs storage cupboard, stairs rising to first floor, radiator.

Lounge

12' 2" x 12' 10" (3.71m x 3.91m)

Double glazed window to the front aspect, carpeted flooring, wall-mounted heater, radiator.

Kitchen

9' 6" x 8' 9" (2.90m x 2.67m)

Double glazed window to the rear aspect, wood-effect flooring, range of wall and base

units with worktops over, gas hob with extractor over, stainless steel sink with mixer tap, partially tiled walls, space for washing machine, double glazed door opening to the rear garden, radiator.

Dining Room

12' 2" x 9' 6" (3.71m x 2.90m)

Double glazed window to the rear aspect, wood-effect flooring, space for freestanding fridge freezer, radiator.

Bedroom Four

10' 10" x 7' 9" (3.30m x 2.36m)

Double glazed obscured window to the rear aspect, wood-effect flooring, smooth ceilings, radiator.

First Floor Landing

Access to Cloakroom, shower room, bedrooms one, two and three, loft access hatch, radiator.

Cloakroom

Double glazed obscured window to the rear aspect, tiled flooring, low level WC, radiator.

Shower Room

Double glazed obscured window to the rear aspect, walk-in shower cubicle, wash hand basin with mixer tap, part tiled walls, tiled flooring, chrome towel rail, radiator.

the property purchase does not proceed.

Bedroom One

12' 10" x 9' 7" (3.91m x 2.92m)

Double glazed window to the front aspect, smooth ceilings, space for freestanding wardrobes, carpeted flooring, radiator.

Bedroom Two

10' 6" x 9' 5" (3.20m x 2.87m)

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

Bedroom Three

9' 7" x 8' 9" (2.92m x 2.67m)

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

Front Garden

Enclosed front garden laid mainly to lawn with pathway leading to the front entrance, enclosed by fencing.

Rear Garden

Enclosed rear garden laid mainly to lawn with paved pathway, brick-built outbuilding, and fenced boundaries.

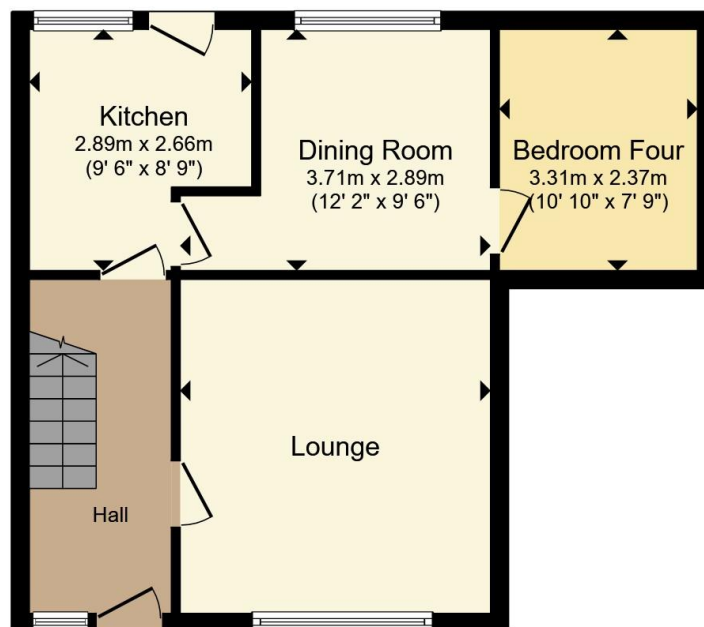
Agent's Note

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

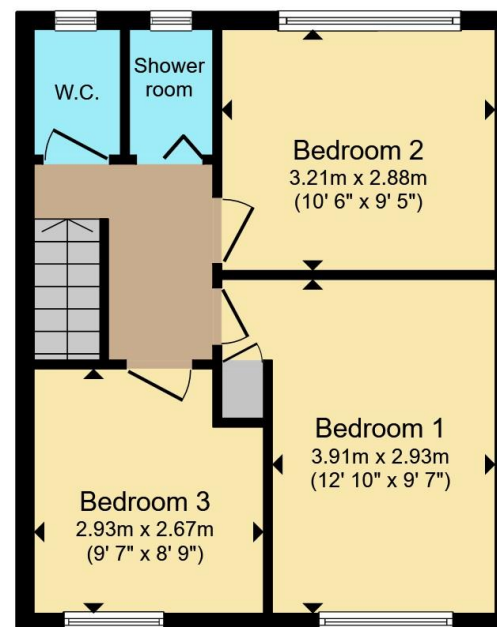








Ground Floor



First Floor

Total floor area 84.2 m² (906 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

To view this property please contact Connells on

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
BRISTOL BS15 8JX

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311215



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KWD311215 - 0009