



Connells

Cassell Road
Bristol



Property Description

A substantial period terraced home offering generous accommodation across two floors and plenty of potential for a

buyer looking to put their own stamp on a property. The ground floor offers a porch, entrance hall, spacious bay-fronted

lounge, separate dining room and a particularly large kitchen with a range of fitted units, built-in oven, gas hob and

space for a dining table. To the rear there is a useful utility/lean-to with a ground floor WC and access out to the garden.

Upstairs the property provides three well-proportioned double bedrooms and a family bathroom, with high ceilings

adding to the sense of space throughout. Outside there is a front garden and an enclosed rear garden with two storage

cupboards, rear access and two off-street parking spaces to the rear. The property is well placed for the amenities of

Staple Hill/Fishponds, local schools, bus routes and easy access towards Bristol city centre, making it a strong option for both investors and home movers.

Porch

Front aspect entrance porch with door opening into the entrance hall.

Entrance Hall

Internal entrance hall with wood effect flooring, stairs rising to the first floor, under

stair storage and a radiator.

Lounge

13' 5" max x 12' 4" max (4.09m max x 3.76m max)

Double glazed bay fronted window to the front aspect, wood effect flooring flowing from the entrance hall, smooth ceiling, feature fireplace, TV point and a radiator.

Dining Room

13' 4" x 9' 3" (4.06m x 2.82m)

Internal room with smooth ceiling, carpeted flooring, doors opening into the utility/lean-to and a radiator.

Kitchen

17' x 10' 5" (5.18m x 3.17m)

Double glazed window to the rear aspect, range of wall and base units with worktops over, one and a half bowl stainless steel sink, gas hob with extractor over, high level oven, integrated space for a freestanding fridge/freezer, laminate flooring, space for a dining table and chairs and a radiator.

Utility / Lean-To

16' 6" x 6' (5.03m x 1.83m)

Double glazed obscured window unit to the rear aspect, double glazed obscured door to the rear, tiled flooring and access to the downstairs WC.

Downstairs Wc

Internal cloakroom with low level WC and

wash hand basin.

Landing

Internal first floor landing with loft access hatch and doors to the bathroom and all bedrooms.

Bedroom One

16' 9" max x 12' 11" max (5.11m max x 3.94m max)

Large double glazed window to the front aspect, carpeted flooring, built in storage cupboard, high ceiling and a radiator.

Bedroom Two

13' 4" max x 10' 11" max (4.06m max x 3.33m max)

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

Bedroom Three

10' 2" max x 9' 8" max (3.10m max x 2.95m max)

Double glazed window to the rear aspect, wood effect flooring, high ceiling and a radiator.

Family Bathroom

6' 6" x 5' 9" (1.98m x 1.75m)

Double glazed obscured window to the side aspect, fully tiled walls, panel bath with shower over and glass screen, WC, wash hand basin with mixer tap, wood effect vinyl flooring and a towel rail.

Outside

Front Garden

Front garden with path leading to the entrance porch, mature planting and an attractive bay fronted elevation.

Rear Garden

Rear garden laid mainly to paving for ease of maintenance with side pathway, two storage cupboards/outbuildings, rear access and two off street parking spaces to the rear.

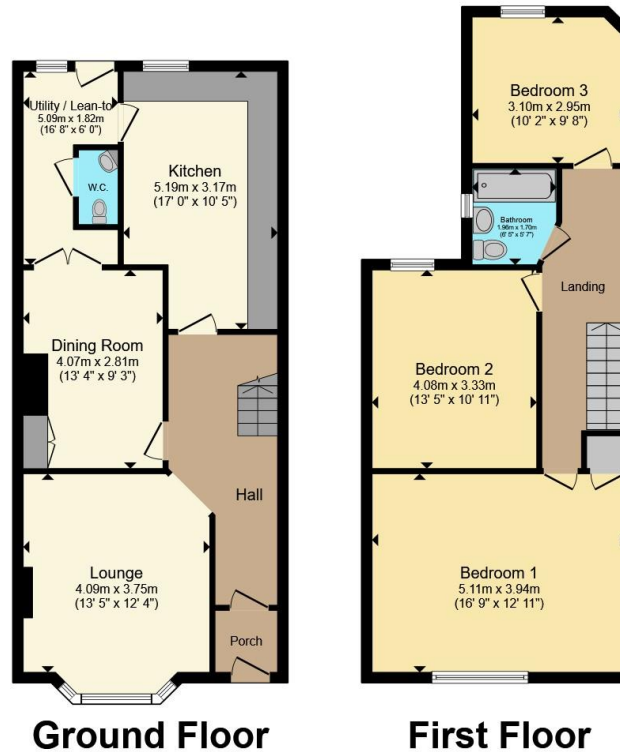
Agent's Note

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 the property purchase does not proceed.









Total floor area 119.6 m² (1,287 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



To view this property please contact Connells on

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1 Regent Street Kingswood
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EPC Rating: D Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/KWD311464

This is a Leasehold property with details as follows; Term of Lease 1000 years from 25 Mar 1892. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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