







## 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.

### 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

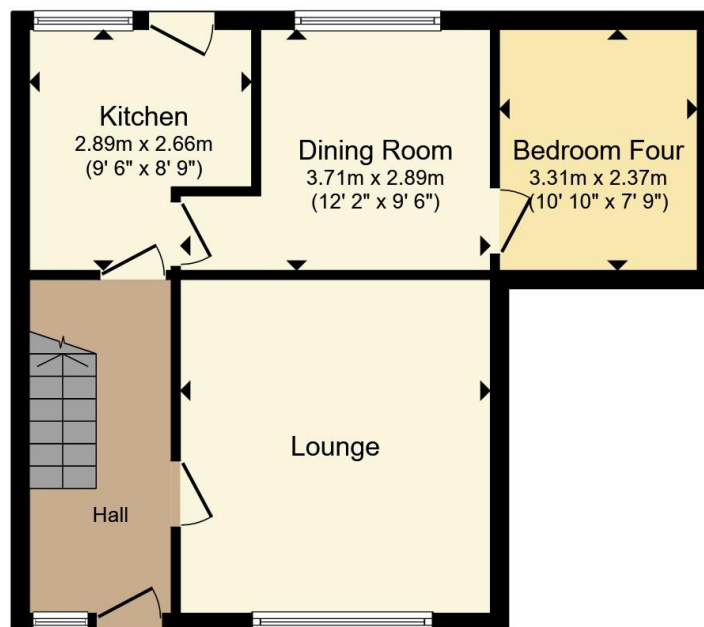
Enclosed rear garden laid mainly to lawn with paved pathway, brick-built outbuilding, and fenced boundaries.



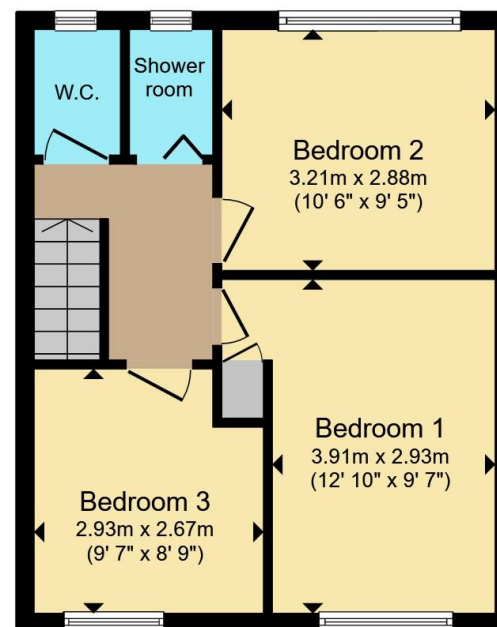








**Ground Floor**



**First Floor**

Total floor area 84.2 m<sup>2</sup> (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](http://www.propertybox.io)

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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