



**Connells**

Sherbourne Close  
Bristol



## Property Description

Offered for sale with no onward chain is this three bedroom end terrace home set in a convenient residential position with ample parking to the front. The accommodation briefly comprises porch, entrance hall, cloakroom, lounge, separate dining room, kitchen and conservatory to the ground floor, with three bedrooms and a family bathroom to the first floor. The property is positioned within easy reach of local schools, shops and everyday amenities, while also offering good access to Kingswood High Street, Gallagher Retail Park and surrounding green spaces. There are bus routes nearby and straightforward links into Bristol city centre, making it a practical option for buyers looking for space and convenience.

## Entrance Hall

Door to front aspect, wood effect flooring, stairs rising to first floor, radiator

## Cloakroom

Double glazed obscure window to the front aspect, partly tiled walls, WC, wash hand basin, wood effect flooring, radiator.

## Lounge

13' 7" max x 10' 9" max ( 4.14m max x 3.28m max )

Double glazed window to the front aspect, wood effect flooring, radiator.

## Dining Room

10' 9" x 8' ( 3.28m x 2.44m )

Double glazed window to the rear aspect, wood effect flooring, gas feature fireplace, radiator.

## Kitchen

10' 8" x 9' 1" ( 3.25m x 2.77m )

Double glazed window to the rear aspect, range of wall and base units with worktops over, tiled flooring, radiator.

## Conservatory:

12' max x 6' 10" max ( 3.66m max x 2.08m max )

Double glazed windows to the rear and side aspects, wood effect flooring.

## Bedroom One

13' 11" max x 9' 10" max ( 4.24m max x 3.00m max )

Double glazed window to the rear aspect, wood effect flooring, radiator.

## Bedroom Two

9' 10" max x 7' 10" max ( 3.00m max x 2.39m max )

Double glazed window to the front aspect, wood effect flooring, radiator.

## Bedroom Three

10' 10" max x 10' ( 3.30m max x 3.05m )

Double glazed window to the rear aspect, wood effect flooring, radiator.

## Bathroom

10' x 4' 9" ( 3.05m x 1.45m )

Double glazed obscure window to the front aspect, partly tiled walls, panel bath with shower over, WC, wash hand basin, wood effect flooring, radiator.

## Outside

### Front Garden

Laid mainly to lawn with mature shrubs and hedging, enclosed by low level block walling with gated

pathway leading to the front entrance.

### Rear Garden

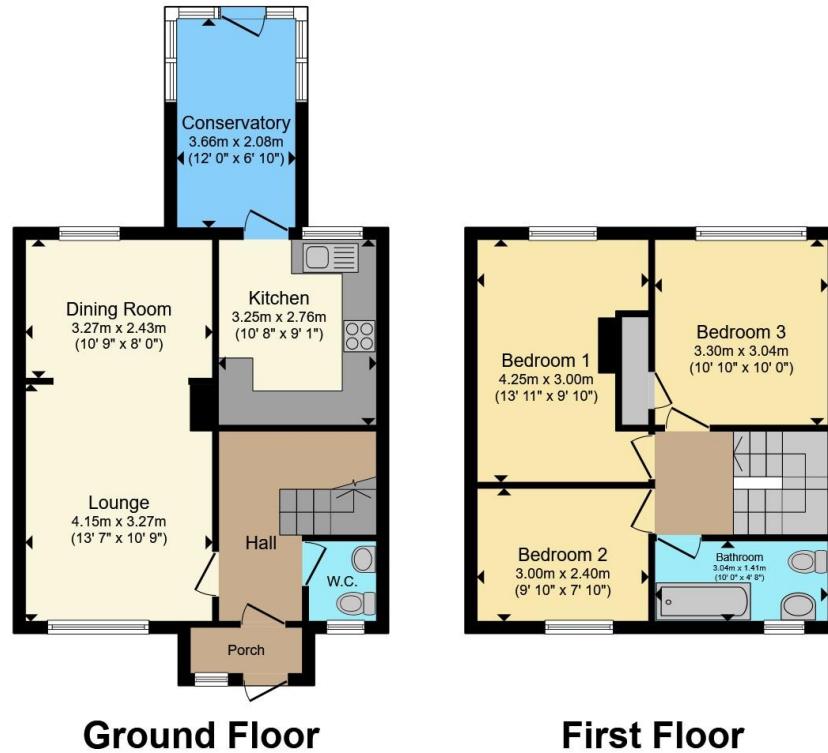
Enclosed rear garden arranged over sections with patio seating areas, mature shrubs, trees and

planting, with an elevated section to the rear and useful outdoor storage.









Total floor area 91.7 m<sup>2</sup> (987 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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1 Regent Street Kingswood  
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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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