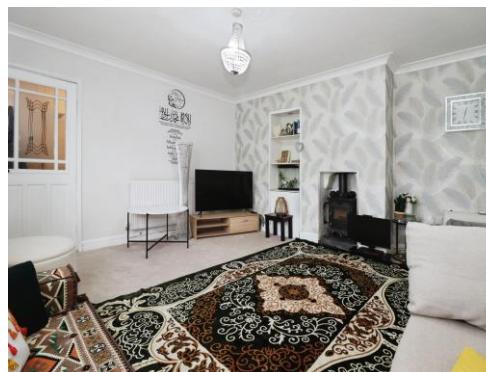




Connells

The Close
Soundwell Bristol



Property Description

This three bedroom mid-terrace home is positioned within The Close, BS16 4PH, and benefits from a notably large brick-paved driveway providing multiple parking spaces. The ground floor accommodation includes an entrance hall, front-facing living room, kitchen/dining room with access into the rear garden, and a conservatory offering additional

reception space. To the first floor are three bedrooms and a family bathroom fitted with a walk-in shower. Externally, the rear garden is enclosed and arranged with gravelled, paved and decked areas, offering practical outdoor space.

The property is presented in fair condition and would benefit from general updating, making it well-suited to buyers

looking to add value. Conveniently located for local shops, schools and transport links, the property offers a practical layout and strong parking provision.

Entrance Hall

smooth ceilings, fuse box location, tiled flooring, stairs rising to the first floor, under-stairs storage

cupboard, access to living room and kitchen/dining room, radiator.

Living Room

14' 6" max x 12' max (4.42m max x 3.66m max)

Kitchen / Dining Room

20' 9" x 10' 1" (6.32m x 3.07m)

Double glazed window to the rear aspect, double glazed door opening into the rear garden, smooth ceilings, tiled flooring, range of wall and base units with worktops over, space for washing machine, space for tumble dryer, one and a half bowl stainless steel sink with mixer tap, gas hob with extractor over, high-level electric oven, storage, space for dining table, radiator.

Conservatory

9' 11" x 9' 10" (3.02m x 3.00m)

Double glazed windows to the side and rear aspects, double glazed door to the side aspect opening out, double glazed doors opening into the rear garden, carpet flooring, radiator.

Landing

access to family bathroom, bedroom one, bedroom two and bedroom three, loft access hatch location, airing cupboard location, carpet flooring, radiator.

Family Shower Room

7' 7" x 5' 4" (2.31m x 1.63m)

Double glazed obscured window to the rear aspect, fully tiled walls, smooth ceilings, walk-in shower cubicle with glass panel door, WC, wash hand basin with mixer tap, wooden flooring, towel rail.

Bedroom One

15' 4" max x 9' 3" max (4.67m max x 2.82m max)

Double glazed window to the front aspect, space for large freestanding wardrobe, built-in storage, wood-effect flooring, smooth ceilings, TV point, radiator.

Bedroom Two

13' x 8' 6" (3.96m x 2.59m)

Double glazed window to the rear aspect, space for freestanding wardrobe, built-in storage cupboard, carpet flooring, radiator.

Bedroom Three

8' 11" x 8' 2" (2.72m x 2.49m)

Double glazed window to the front aspect, smooth ceilings, carpet flooring, built-in storage, radiator.

Front Garden / Driveway

Brick-paved driveway to the front providing multiple allocated parking spaces, enclosed by fencing, access to front entrance.



Rear Garden

Enclosed rear garden with gravelled areas, paved sections, timber decking, fenced boundaries, space for shed and seating.

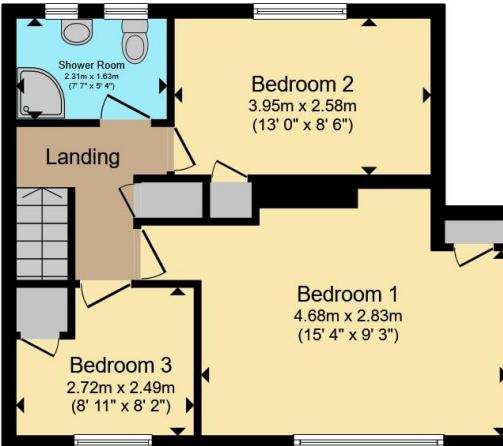








Ground Floor



First Floor

Total floor area 95.2 m² (1,024 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

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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