



Connells

Newent Avenue
Bristol



Property Description

This three-bedroom mid-terraced home offers approximately 1,087 sq ft of generously proportioned accommodation

arranged across two floors, with the added benefit of a substantial ground-floor rear extension. The ground floor comprises an entrance hall, separate lounge, dining room and kitchen, with the dining room leading through to a generous extension measuring approximately 4.76m x 3.96m. This provides a versatile additional reception space and opens directly onto the rear garden. Upstairs, the first-floor landing provides access to three bedrooms and the family bathroom. Bedrooms One and Two are both particularly well proportioned, while the third bedroom provides useful additional accommodation. Externally, the property benefits from front and rear gardens, with the rear garden extending away from the property and incorporating a detached outbuilding. Offering a generous overall footprint and versatile accommodation, the property provides an excellent opportunity for buyers seeking a three-bedroom home with substantial living space.

Entrance Hall

Entrance door into the hallway, with doors providing access to the lounge and further ground-floor accommodation and stairs rising to the first-floor landing.

Lounge

14' max x 11' 4" max (4.27m max x 3.45m max)

Window to the front aspect. Generously proportioned separate reception room with space for a range of lounge furniture.

Dining Room

11' 10" max x 10' 9" max (3.61m max x 3.28m max)

Separate dining room providing ample space for a dining table and chairs, with access leading through towards the rear extension.

Kitchen

8' 11" x 5' 10" (2.72m x 1.78m)

Kitchen area positioned to the rear of the original property and adjoining the dining room and extension.

Extension

Window and French-style doors overlooking and providing access to the rear garden. A substantial and versatile additional reception space suitable for a variety of uses.

First Floor Landing

Providing access to all three bedrooms and the family bathroom, with stairs descending to the ground floor.

Bedroom One

11' 9" max x 10' 10" max (3.58m max x 3.30m max)

Window to the rear aspect. Generously proportioned double bedroom with space for a range of bedroom furniture.

Bedroom Two

12' 1" max x 10' 1" max (3.68m max x 3.07m max)

Window to the front aspect. Further well-proportioned double bedroom with space for bedroom furniture.

Bedroom Three

9' max x 6' 9" max (2.74m max x 2.06m max)

Window to the front aspect. Third bedroom offering space for bedroom furniture and also suitable for use as a home office if required.

Bathroom

5' 11" x 5' 7" (1.80m x 1.70m)

Window to the rear aspect. Bathroom comprising bath, wash hand basin and WC.

Outside

Front Approach

The property is approached via a front garden with a pathway leading to the main entrance. The property forms part of an established terrace of similar homes.

Rear Garden

The rear garden extends away from the property and is enclosed by a combination of fencing and boundary walls. French-style doors from the rear extension provide direct access into the garden, with a pathway leading towards a detached outbuilding positioned at the rear.

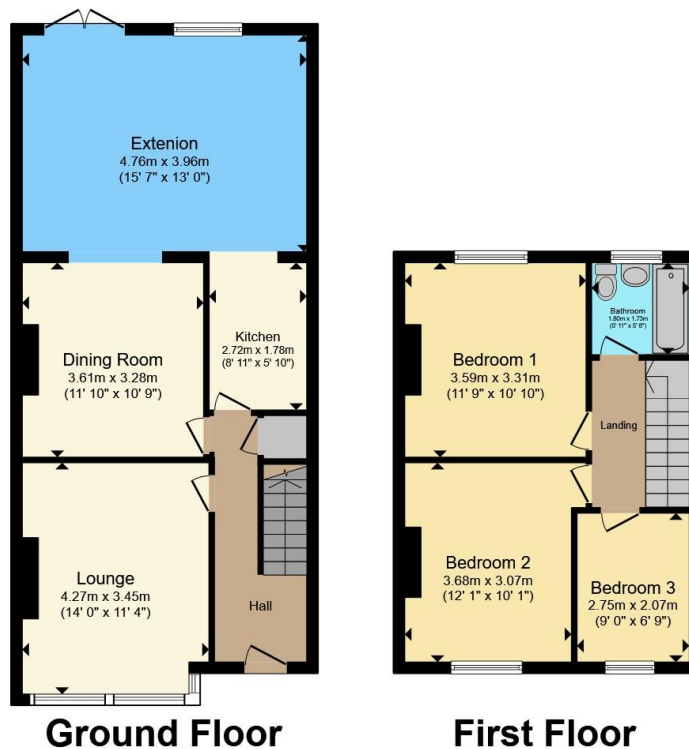
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Total floor area 101.0 m² (1,087 sq.ft.) approx

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

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

Tenure: Freehold

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