



Connells
connells.co.uk 0117 935 3013
FOR SALE

Connells

Fairlyn Drive
Bristol



Property Description

Set within an established residential area of Kingswood, this well-presented two-bedroom semi-detached property

offers comfortable and versatile accommodation arranged over two floors. The ground floor is approached via an

entrance hall which leads into a generous lounge, providing an inviting main living space. To the rear is a fitted

kitchen which opens through to a conservatory, creating an additional reception area with access towards the garden.

Upstairs, the landing provides access to two bedrooms and the family bathroom. Bedroom one is a particularly

good-sized double room, while bedroom two offers useful accommodation for a second bedroom, home office or

guest room. Externally, the property benefits from a front garden and side access, while the rear garden is mature

and established with an abundance of planting, providing an attractive outdoor space. Fairlyn Drive is conveniently

located for Kingswood and the surrounding areas, with local shops, schools, green spaces and transport links all

within easy reach.

Entrance Hall

Entrance into the property with stairs rising to the first floor and access into the main living accommodation.

Lounge

13' 11" x 10' 11" (4.24m x 3.33m)

Window to the front. A generous main reception room with space for both seating and additional furniture, access towards the kitchen and radiator.

Kitchen

13' 10" x 8' 4" (4.22m x 2.54m)

Window to the side. Fitted kitchen offering a range of storage and worktop space, with access through to the conservatory and radiator.

Conservatory

10' 3" x 8' 6" (3.12m x 2.59m)

Windows overlooking the rear garden with doors providing access outside. A useful additional reception space suitable for dining, relaxing or entertaining.

Landing

Providing access to both bedrooms and the family bathroom.

Bedroom One

14' x 10' 11" (4.27m x 3.33m)

Window to the front. A spacious principal double bedroom with room for bedroom furniture and radiator.

Bedroom Two

11' 6" x 7' (3.51m x 2.13m)

Window to the rear. A useful second bedroom

suitable for a child's room, guest bedroom or home office and radiator.

Bathroom

8' 5" x 6' 8" (2.57m x 2.03m)

Window to the rear. Family bathroom arranged with a bath, wash hand basin and WC, with radiator.

Outside

To The Front

The property is approached from Fairlyn Drive with a front garden enclosed by mature hedging. A pathway leads to the main entrance, with gated side access continuing towards the rear garden.

To The Rear

An established and characterful rear garden with a variety of mature shrubs, trees and planting. A pathway leads through the garden, creating a leafy and private feel, with space for outdoor seating and further scope for a purchaser to personalise the landscaping.

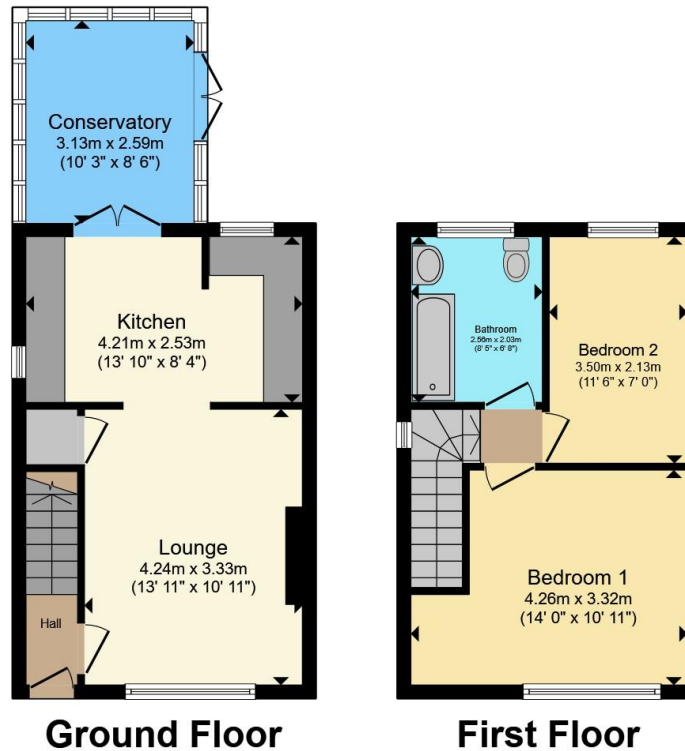
Agent's Note

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 67.6 m² (727 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: B

Tenure: Freehold

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