



**Connells**

Keble Avenue  
Bishopsworth Bristol



### Property Description

Situated in a popular residential location, this spacious three-bedroom terraced home offers generous accommodation arranged over two floors and would make an excellent purchase for first-time buyers, families or investors alike.

The ground floor comprises a welcoming entrance hall, a convenient cloakroom/WC, a modern fitted kitchen featuring a range of wall and base units with complementary work surfaces, and a substantial living room providing ample space for both seating and dining furniture. French doors lead from the living room into a bright conservatory, creating an ideal additional reception area and offering views over the rear garden.

To the first floor are three well-proportioned bedrooms and a contemporary shower room fitted with a walk-in shower, wash hand basin and WC. The property benefits from double glazing and gas central heating, while outside there is a front garden with pathway access and an enclosed rear garden providing excellent potential for landscaping and outdoor entertaining.

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

### Hall

Entrance door to front aspect, radiator, stairs rising to first floor accommodation and doors leading to principal rooms.

### W.C.

Low-level WC, wash hand basin and obscure double-glazed window to the front aspect.

### Living Room

19' 8" x 11' 5" ( 5.99m x 3.48m )  
A spacious reception room with double-glazed window to the front aspect, radiator, useful storage space and double doors opening into the conservatory.

### Kitchen

11' 1" x 9' 10" ( 3.38m x 3.00m )  
Fitted with a range of matching wall and base units with work surfaces over, inset sink and drainer, space for appliances, tiled splashbacks, radiator and double-glazed window to the rear aspect.

### Conservatory

8' 9" x 7' 9" ( 2.67m x 2.36m )  
Of double-glazed construction with double-glazed windows to the rear and side aspects, tiled-effect flooring and door providing access to the rear garden.

### Landing

Access to loft space and doors to all first floor accommodation.

### Bedroom 1

11' 7" x 10' 4" ( 3.53m x 3.15m )  
Double bedroom with double-glazed window to the front aspect and radiator.

### Bedroom 2

13' 5" MAX x 6' 6" MAX ( 4.09m MAX x 1.98m MAX )  
Double bedroom with built-in storage area, radiator and double-glazed window to the rear aspect.

### Bedroom 3

10' 8" x 6' 6" ( 3.25m x 1.98m )

Single bedroom with double-glazed window to the front aspect and radiator.

### Bathroom

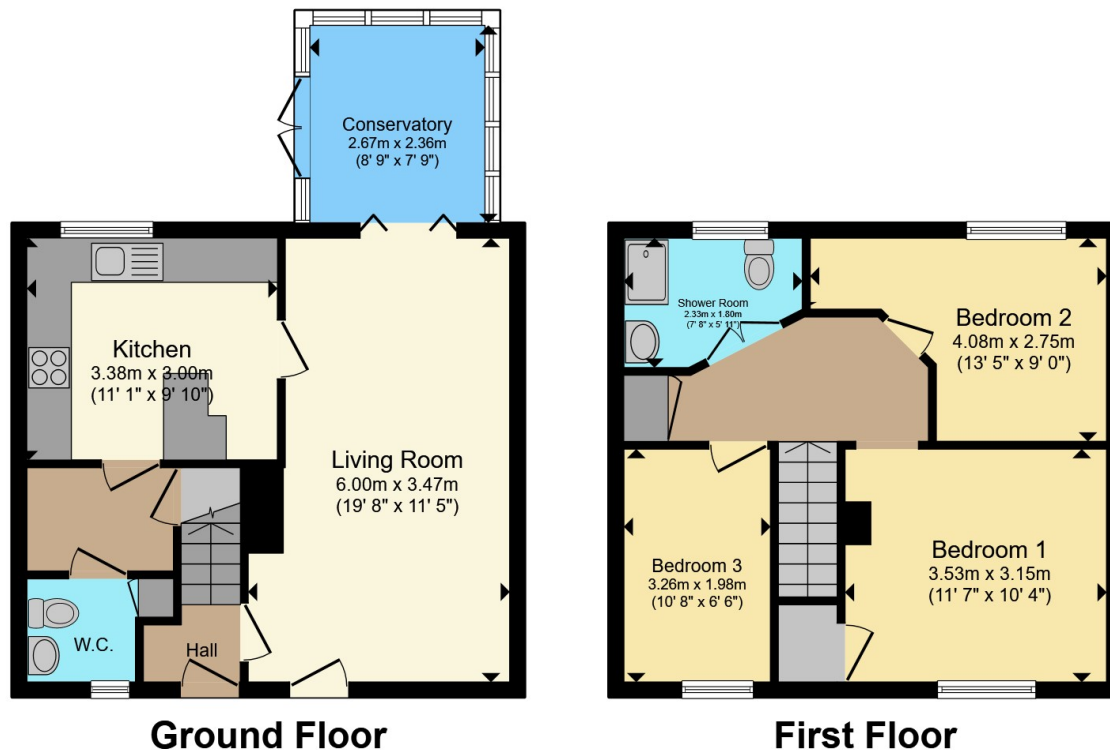
7' 8" MAX x 5' 11" MAX ( 2.34m MAX x 1.80m MAX )

Fitted with a walk-in shower, low-level WC and wash hand basin. Obscure double-glazed window to the rear aspect.

### Rear Garden

Enclosed rear garden offering a good degree of privacy, with space for seating, planting and outdoor entertaining. A useful extension of the living accommodation and ideal for enjoying the warmer months.





Total floor area 84.9 m<sup>2</sup> (914 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)

**Connells**

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EPC Rating: C Council Tax  
Band: B

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Tenure: Freehold



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