



Connells

Fairlyn Drive
BRISTOL



Property Description

Situated within a popular residential location, this extended three-bedroom semi-detached home offers well-proportioned accommodation throughout and would make an ideal first-time purchase or family home. The property briefly comprises an entrance porch, entrance hall, spacious lounge and an extended kitchen/dining room with adjoining utility area and ground floor bathroom. The extension has significantly enhanced the living accommodation, creating a versatile and practical family space. To the first floor are three bedrooms and a central landing. Externally, the property benefits from side access and an enclosed rear garden with garage to the rear. Conveniently located for local amenities, schools and transport links into Bristol City Centre and surrounding areas.

Porch

Double glazed entrance door to front aspect, carpeted flooring and access to the entrance hall.

Entrance Hall

Single glazed entrance door via porch to front aspect, carpeted flooring, smooth ceiling, stairs rising to first floor, access to lounge and radiator.

Lounge

13' 11" max x 13' 11" max (4.24m max x 4.24m max)

Double glazed window to the front aspect, carpeted flooring, feature fireplace, smooth ceiling, TV point and two radiators.

Kitchen/Dining Room

15' 6" x 14' 2" (4.72m x 4.32m)

Double glazed window to the rear aspect, wood effect vinyl flooring, range of wall and base units with workshops over, space for gas hob with electric oven and extractor over, part tiled walls, one and a half bowl stainless steel sink with mixer tap, space for dishwasher, space for freestanding fridge freezer, double glazed door to rear aspect and radiator.

Utility Room

6' 9" x 5' 4" (2.06m x 1.63m)

Double glazed window to the front aspect, wood effect flooring and plumbing available for a washing machine and a sink.

Bathroom

12' 7" x 5' 8" (3.84m x 1.73m)

Double glazed obscured window to the rear aspect, vinyl flooring, part tiled walls, smooth ceiling

with spotlights, walk-in shower cubicle with rainfall shower, panel bath, wash hand basin with mixer

tap, YWCA and two chrome heated towel rails.

Landing

Double glazed window to the side aspect, carpeted flooring, access to bedrooms one, two and three and loft access.

Bedroom One

11' max x 10' 11" max (3.35m max x 3.33m max)

Double glazed window to the front aspect, carpeted flooring, built-in storage and a radiator.

Bedroom Two

11' 5" max x 6' 10" max (3.48m max x 2.08m max)

Double glazed window to the rear aspect, wood effect flooring, TV point, smooth ceiling and radiator.

Bedroom Three

8' 4" max x 6' 9" max (2.54m max x 2.06m max)

Double glazed window to the rear aspect, carpeted flooring, TV point, smooth ceiling and radiator.

Outside

Front Garden

Steps rising to the entrance porch, lawn area and side access leading to the rear garden.

Rear Garden

Enclosed rear garden laid mainly to lawn with pathway leading to the rear of the garden, patio seating area adjoining the property, raised

flower beds, fenced boundaries, side access and access

to the garage. There is also a gate giving access to the private lane.

Agent's Note

We are advised that the property is subject to a nominal annual ground rent of £6.50.

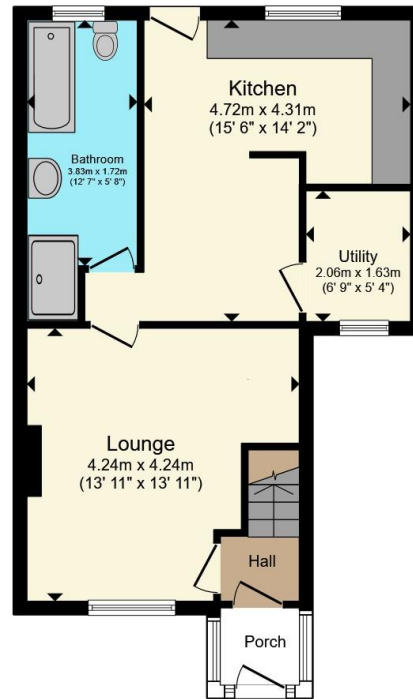
Agent's Note

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.

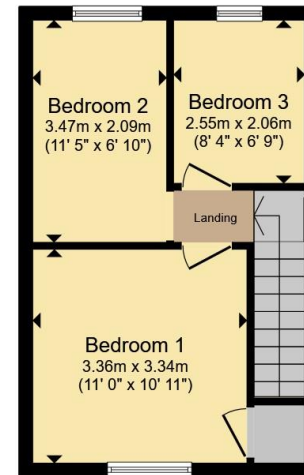








Ground Floor



First Floor

Total floor area 75.8 m² (816 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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