



Connells

Northcote Road
Downend Bristol

Northcote Road Downend Bristol BS16 6AT

for sale offers in excess of
£350,000



Property Description

Situated on the popular Northcote Road in Downend, this three-bedroom semi-detached home provides good living space throughout with a practical layout.

The property features a lounge with bay window, a kitchen/dining room with French doors opening onto the garden, and three well-proportioned bedrooms including a main bedroom with en-suite. The family bathroom is fitted with a panelled bath and rainfall shower. Outside, the property benefits from a driveway providing off-street parking, side access, and a private enclosed rear garden with patio seating and lawn.

Northcote Road is well positioned for access to local shops, schools, and amenities, as well as transport links including the A4174 Ring Road and M32 motorway.

Call Connells today to arrange a viewing!

Entrance Hall

Irregular Shaped Room x (x)

Double glazed obscured window to the side aspect, double glazed side access door, carpeted flooring, smooth ceilings, entrance to kitchen/dining room and radiator.

Lounge

15' 2" x 13' 9" (4.62m x 4.19m)

Double glazed bay window to the front aspect, secondary double glazed window to the front aspect, smooth ceilings, fireplace, TV point, carpet flooring and radiator.

Kitchen/Dining Room

20' 1" max x 14' 3" max (6.12m max x 4.34m max)

Double glazed French doors and double glazed window to the rear aspect, range of wall and base units with worktops over, built-in microwave, low-level electric oven, space for large fridge freezer, sink with mixer tap, space for washing machine, space for dishwasher, fully tiled flooring flowing into dining area, storage cupboard and two radiators.

Landing

Access to bedrooms one, two, three and family bathroom.

Bathroom

8' x 4' 8" (2.44m x 1.42m)
Double glazed obscured window to the side aspect, panelled bath with rainfall shower over, glass shower screen, built-in storage cupboard, WC, wash hand basin with mixer tap, tiled flooring, spotlights and radiator.

Bedroom One

20' 1" max x 9' 9" max (6.12m max x 2.97m max)
Double glazed window to the rear aspect, smooth ceilings with spotlights, wood flooring, space for freestanding wardrobes, built-in storage cupboard housing Vaillant boiler, entrance to en-suite and two radiators.

Ensuite

8' 7" x 3' 8" (2.62m x 1.12m)
Double glazed obscured window to the rear aspect, fully tiled walls, spotlights, shower with glass sliding doors, WC, wash hand basin with mixer tap, tiled flooring, towel rail, extractor fan and radiator.

Bedroom Two

13' 1" x 8' 4" (3.99m x 2.54m)
Double glazed bay window to the front aspect, carpeted flooring, TV point, space for freestanding wardrobe and radiator.

Bedroom Three

10' 3" x 6' 4" (3.12m x 1.93m)
Double glazed window to the front aspect, carpeted flooring, loft access and radiator.

Outside

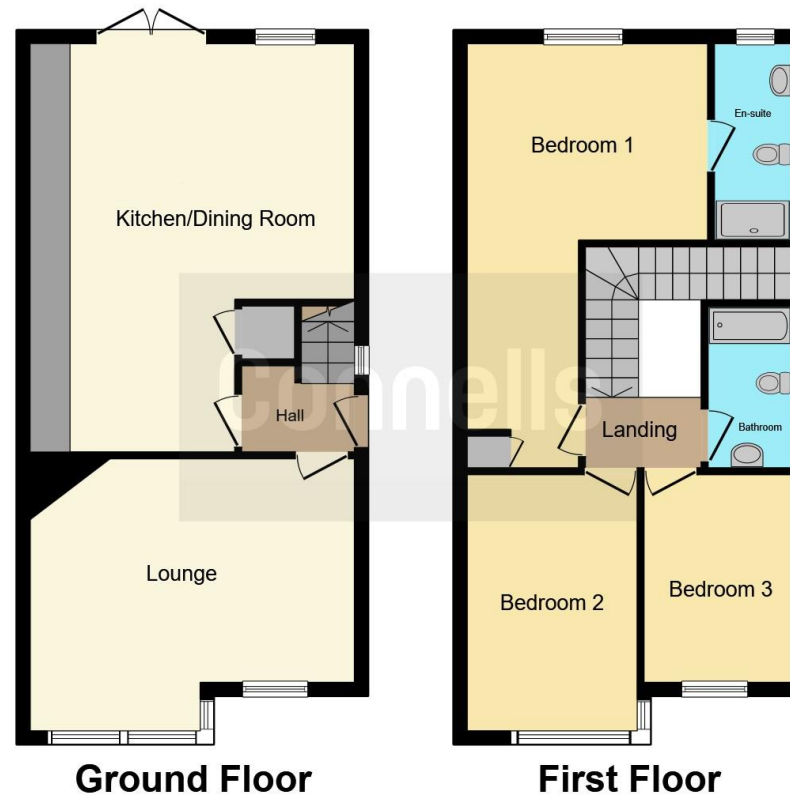
Front Garden:
Laid to lawn frontage with driveway providing off-street parking and side access to the property.

Rear Garden:
Patio seating area leading to a lawned garden with shrubs and trees to borders, enclosed with panel fencing and featuring rear access to storage sheds.









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.focalagent.com

To view this property please contact Connells on

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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EME306766



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Property Ref: EME306766 - 0003