



**Connells**

Staveley Crescent  
Bristol



## Property Description

The property welcomes you with a bright and inviting entrance hallway leading through to a spacious living room, perfect for everyday living and entertaining. To the rear is a modern fitted kitchen/dining area with ample storage and worktop space, enjoying views over and access to the private rear garden.

Upstairs, the accommodation comprises three well-proportioned bedrooms, including two generous doubles and a good-sized single, alongside a contemporary family bathroom.

Externally, the property benefits from a low-maintenance rear garden, ideal for outdoor dining and relaxation. The home is well maintained throughout and ready to move into.

Staveley Crescent is conveniently located for local shops, schools, and green spaces, with excellent transport links providing easy access to Bristol city centre, major employers, and motorway connections.

An attractive and well-located home offering a great balance of space, condition, and convenience.

### Entrance Porch

### Entrance Hall

### Lounge

14' 4" x 10' 8" ( 4.37m x 3.25m )

### Kitchen/Diner

21' 8" x 9' 3" ( 6.60m x 2.82m )

### Utility

8' 11" x 6' 2" ( 2.72m x 1.88m )

### Landing

### Bedroom 1

13' 11" MAX x 10' 8" MAX ( 4.24m MAX x 3.25m MAX )

### Bedroom 2

14' MAX x 9' 3" MAX ( 4.27m MAX x 2.82m MAX )

### Bedroom 3

10' 8" MAX x 9' 5" MAX ( 3.25m MAX x 2.87m MAX )

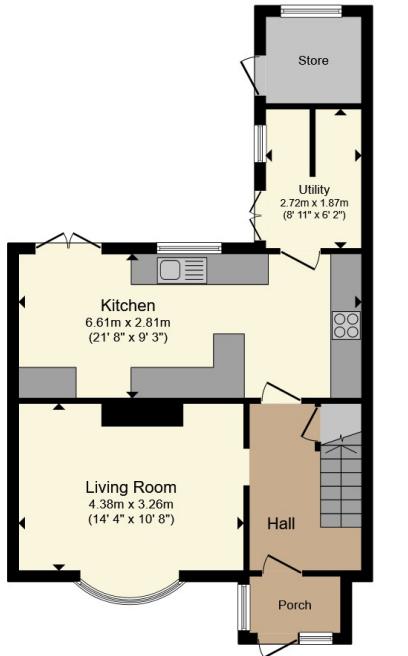
### Rear Garden

### Driveway

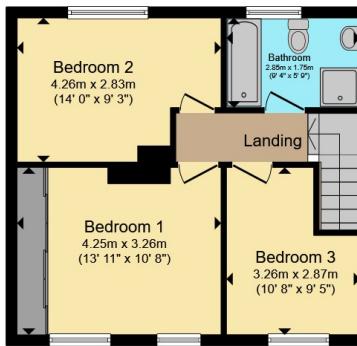








**Ground Floor**



**First Floor**

Total floor area 93.9 m<sup>2</sup> (1,010 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: D    Council Tax  
 Band: B

Tenure: Freehold

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