



**Connells**

St. Annes Road  
St. George Bristol



## Property Description

This well-presented two-bedroom terraced home is arranged over two floors and offers a practical and well-balanced layout. The ground floor comprises a bay-fronted lounge with log burner space and built-in storage, opening through to a dining room with feature fireplace and French doors to the rear. The kitchen sits to the rear with direct garden access and a range of fitted units. Upstairs, the property offers two bedrooms and a family bathroom fitted with a panelled bath and shower over. Externally, the property benefits from a small front garden and an enclosed rear garden laid to artificial lawn and gravel with fenced boundaries.

## Entrance Hall

Obscured glazed front door, access to dining room, stairs rising to first floor and built-in storage cupboard, radiator.

## Lounge

12' 4" x 9' ( 3.76m x 2.74m )

Double glazed bay window to the front aspect, TV point, log burner space, built-in storage cupboard, carpeted flooring and a radiator.

## Dining Room

14' 9" x 11' 9" ( 4.50m x 3.58m )

Double glazed French doors to the rear aspect, feature fireplace, smooth ceilings, wood flooring, access to kitchen and a radiator.

## Kitchen

7' 11" x 5' 11" ( 2.41m x 1.80m )

Double glazed door to the rear aspect, double glazed window to the rear aspect, range of wall and base units with worktops over, space for washing machine, tiled flooring, smooth ceilings and a radiator.

## Landing

Access to all first-floor rooms, loft access and carpeted flooring.

## Bedroom One

12' 6" max x 11' 11" max ( 3.81m max x 3.63m max )

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

## Bedroom Two

11' 11" max x 8' 1" max ( 3.63m max x 2.46m max )

Double glazed window to the rear aspect, space for freestanding wardrobe, carpeted flooring and a radiator.

## Bathroom

9' 1" x 6' 3" ( 2.77m x 1.91m )

Double glazed obscured window to the rear aspect, fully tiled walls, panelled bath with shower over and glass shower screen, WC, wash hand basin with mixer tap, tiled flooring and chrome heated towel rail.

## Outside

### To The Front

Small enclosed front garden set behind a low boundary wall, providing separation from the pavement and access to the main entrance.

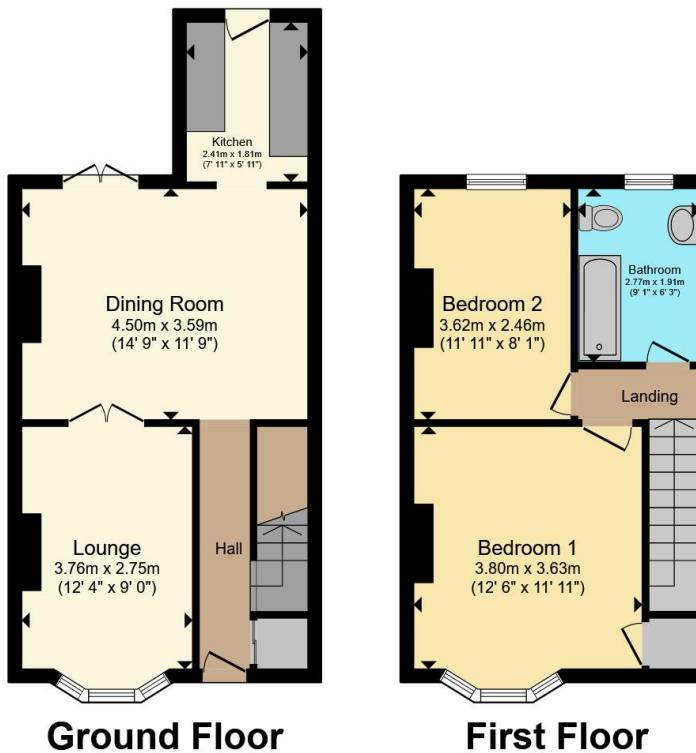
### To The Rear

Enclosed rear garden with artificial lawn, gravelled seating area and fenced boundaries, offering a low-maintenance outdoor space.









Total floor area 73.0 m<sup>2</sup> (786 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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**T 0117 935 3013**  
**E [kingswood@connells.co.uk](mailto:kingswood@connells.co.uk)**

1 Regent Street Kingswood  
 BRISTOL BS15 8JX

EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

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