



**Connells**

Soundwell Road  
Bristol



## Property Description

This three-bedroom mid-terrace property is new to the market. Offering an open-plan kitchen/diner, family bathroom, front and rear gardens and off-road parking. The property requires some modernization. NO ONWARD CHAIN.

Soundwell Road is located between Fishponds, Kingswood and Staple Hill, offering ample amenities nearby, such as Kingswood Leisure centre, a shopping centre and a local Esso petrol station. Multiple local schools and easy commutes to the city centre through Two Mile Hill Road.

## Entrance

UPVC double glaze obscured glass front door. UPVC double glaze windows, a further UPVC double glazed door leading into the hall way.

## Hallway

Central heating radiator. Cuopboard housing the gas meter. Stairs rising up to the first floor with an under stairs storage cupboard, Bbox housing the circuit breaker and electric meter. Controls for the central heating. Doors off into principal rooms.

## Lounge

15' 2" x 10' 11" max ( 4.62m x 3.33m max )

Lounge has UPVC double glazed bay windows. Central heating radiator. Laminate flooring. Electric coal effect fire place and aTV point.

## Open Plan Kitchen/Diner

17' 4" max x 13' 7" ( 5.28m max x 4.14m )

UPVC double glazed window to the rear aspect. Range of base units and drawers with rolled-edge worktops over with tiled splashbacks, Space and plumbing for a washing machine. Space for fridge/freezer, Space for a dishwasher and a tumble drawer. Integrated electric oven and grill with an inset four ring electric hob. Stainless steel bowl sink unit and drainer with a mixer tap.

## Landing

Hatch giving access to loft storage space. Doors off into:-

## Bedroom one

15' 2" x 11' max ( 4.62m x 3.35m max )

Central heating radiator, UPVC double glaze windows to the front aspect .

## Bedroom Two

13' 6" x 10' 4" max ( 4.11m x 3.15m max )

UPVC double glazed windows to the rear aspect, Central heating radiator, Doors to storage cupboard with storage shelves.

## Bedroom Three

10' 4" x 6' 8" ( 3.15m x 2.03m )

UPVC double glazed window to the rear aspect, A central heating radiator

## Bathroom

UPVC double glaze obscured glass window. Central heating radiator. Extractor fan, Pedestal wash hand wash basin. Electric shower with folded shower screen, Fully tiled around.

## Outside

### To The Front

Laid with chippings, path leading to the front door.

### To The Rear

Partly paved and partly laid astro turf, enclosed with fencing around, shed.

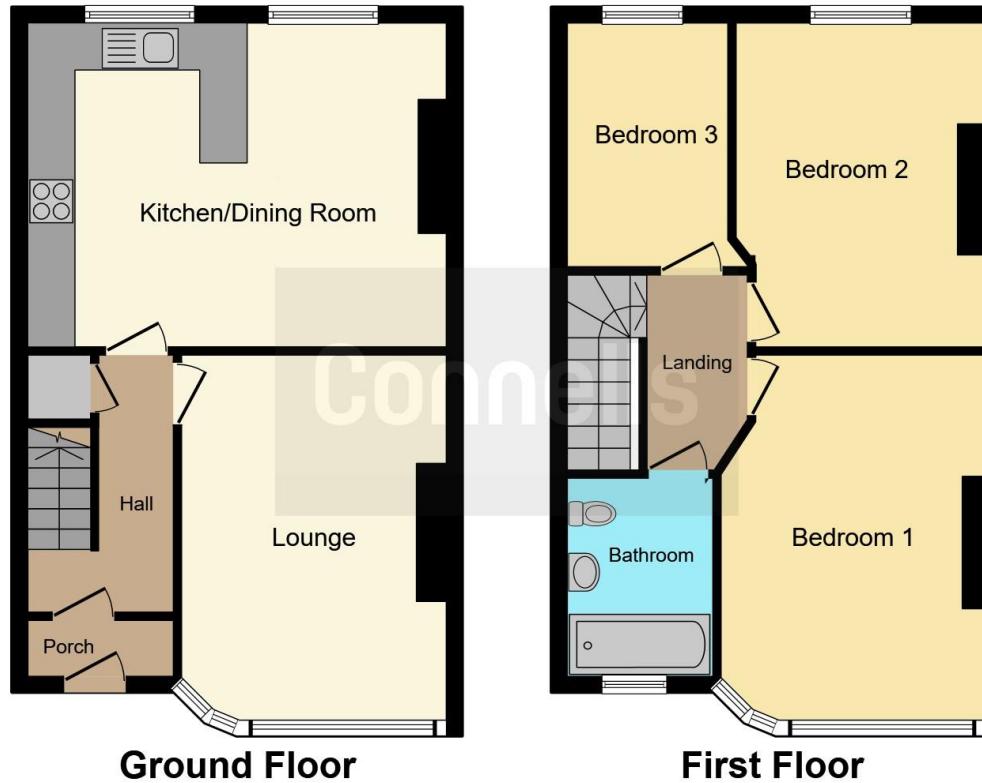
## Parking

Rear gate access to the off road parking and access to the lane behind









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](http://www.focalagent.com)

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EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

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