



**Connells**

London Street  
Bristol



## Property Description

This well-presented two-bedroom terraced property is offered in excellent condition throughout and provides spacious, well-balanced accommodation arranged over two floors. The ground floor comprises an entrance hall giving access to both reception rooms, a bay-fronted lounge, a separate dining room, and a modern fitted kitchen finished to a high standard. Upstairs, the first-floor landing leads to two generous bedrooms and a striking family bathroom featuring contemporary fittings including a freestanding bath and walk-in shower. Externally, the property benefits from an attractive front approach and an enclosed rear garden providing a pleasant outdoor seating area. Situated in a popular residential location, the property is well placed for local shops, schools, transport links, and amenities, making it ideal for first-time buyers or those looking to upsize.

## Entrance Hall

Double glazed front door, wood effect flooring, access to the lounge, access to the dining room, stairs rising to the first floor, and the radiator.

## Lounge

11' 2" max x 12' 11" max ( 3.40m max x 3.94m max )

Double glazed bay window to the front aspect, feature fireplace, carpet flooring, smooth ceiling, and the radiator.

## Dining Room

11' 2" max x 12' 11" max ( 3.40m max x 3.94m max )

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

## Kitchen

7' 4" max x 13' 5" max ( 2.24m max x 4.09m max )

Two double glazed windows to the side aspect and a double glazed door to the side aspect providing access to the rear garden, wood effect flooring, a range of modern base and wall units with worktops over, smooth ceiling with inset spotlights, gas hob with extractor over, integrated appliances, one and a half bowl ceramic sink with mixer tap, eye-level electric oven, and the radiator.

## First Floor Landing

Double glazed window to the side aspect, access to the family bathroom, bedroom one and bedroom two, storage cupboard, smooth ceiling, and the radiator.

## Bedroom One

13' 1" max x 14' 9" max ( 3.99m max x 4.50m max )

Double glazed window to the front aspect, feature fireplace, carpet flooring, smooth ceiling, and the radiator.

## Bedroom Two

9' 2" max x 12' 11" max ( 2.79m max x

3.94m max )

Double glazed window to the rear aspect, space for freestanding wardrobe, carpet flooring, smooth ceiling, and the radiator.

## Bathroom

6' 11" max x 10' 2" max ( 2.11m max x 3.10m max )

Double glazed obscured window to the side aspect, tiled flooring, partly tiled walls, smooth ceiling with inset spotlights, large walk-in shower with glass screen, freestanding bath with mixer tap, WC, wash hand basin with mixer tap, extractor fan, and the radiator.

## Outside

### To The Front

The property is approached via a low-level front boundary wall with paved pathway leading to the front entrance, featuring a bay-fronted façade and traditional terraced frontage.

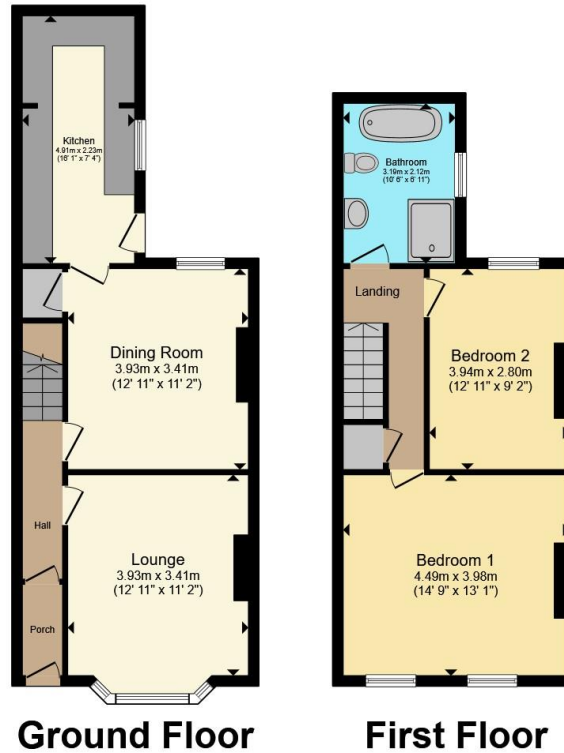
### To The Rear

The enclosed rear garden offers a paved patio seating area with planted borders, enclosed by fencing providing privacy, with gated rear access and space for outdoor furniture.









Total floor area 92.0 m<sup>2</sup> (990 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)



To view this property please contact Connells on

**T 0117 935 3013**  
**E [kingswood@connells.co.uk](mailto:kingswood@connells.co.uk)**

1 Regent Street Kingswood  
 BRISTOL BS15 8JX

EPC Rating: C Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/KWD311206](http://connells.co.uk/Property/KWD311206)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: KWD311206 - 0003