



Connells

Gainsborough Avenue
BRISTOL



Property Description

The ground floor provides a welcoming entrance hall leading to a bright and spacious living room, ideal for both relaxing and entertaining. The principal ground floor room has a modern fitted kitchen/dining area offers ample storage, worktop space and is a great space for socialising.

Upstairs, the property boasts three well-proportioned bedrooms all presented in excellent decorative order. A contemporary family bathroom completes the first-floor accommodation.

Externally, the home benefits from a well-maintained rear garden, ideal for outdoor dining and recreation, along with a tidy frontage. Off road parking for two cars can be found to the rear of the property.

Located within easy reach of local shops, schools, green spaces and transport links into the city centre, this outstanding property would make an ideal home for families and professionals alike. Early viewing is highly recommended to fully appreciate the quality and presentation on offer.

Landing

Living Room/Bedroom 1

19' 5" x 19' (5.92m x 5.79m)

Bedroom 2

14' 4" x 8' 10" (4.37m x 2.69m)

Bedroom 3

14' 4" x 9' 8" (4.37m x 2.95m)

Bathroom

7' 2" x 5' 10" (2.18m x 1.78m)

Entrance Hall

Kitchen/Diner

18' 9" x 16' 11" (5.71m x 5.16m)

W.C/Utility

5' 4" x 2' 9" (1.63m x 0.84m)









Ground Floor



First Floor

Total floor area 109.5 m² (1,178 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

Connells

To view this property please contact Connells on

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6 Canford Lane
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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WOT309343



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