



Connells

Courtney Road
Bristol



Property Description

This well-presented four-bedroom mid-terrace home is arranged over three floors and offers versatile

accommodation ideal for families or buyers needing flexible space. The ground floor comprises an

entrance hall with access to the lounge, kitchen and stairs rising to the first floor. The bay-fronted lounge

benefits from smooth ceilings and a front aspect, while the kitchen provides a range of wall and base units

with integrated spaces and opens into the dining area with French doors leading to the rear garden. The first floor offers three bedrooms and a family bathroom, with the landing providing access to all rooms. The bathroom features an obscured window, panelled bath with rainfall shower attachment, glass screen and heated towel rail. Stairs rise to the second floor where the master bedroom is located, benefitting from skylight windows and extensive eaves storage.

Externally, the property offers a front approach and an enclosed rear garden with artificial lawn, storage shed and gated rear access. This is a strong family home in a popular location and early interest is recommended. Book your viewing now to avoid disappointment.

Entrance Hall

Front door entry with flooring, access to lounge and kitchen, stairs rising to the first floor and radiator.

Lounge

11' 11" x 10' (3.63m x 3.05m)

Double glazed bay window to the front aspect, smooth ceilings, flooring and a radiator.

Kitchen

15' 9" x 11' 9" (4.80m x 3.58m)

Double glazed window to the rear aspect, smooth ceilings, wall and base units with worktops over, Belfast sink with mixer tap, space for range cooker with extractor hood, part tiled walls, space for undercounter fridge, undercounter freezer and washing machine, breakfast bar and a radiator.

Dining Room

11' 7" x 7' 3" (3.53m x 2.21m)

Double glazed French doors to the rear aspect, double glazed window to the side aspect, smooth ceilings, wood flooring, wall mounted radiator, TV point and boiler location.

First Floor Landing

Access to bedrooms two, three, four and the family bathroom.

Bedroom Two

12' 6" x 8' 3" (3.81m x 2.51m)

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

Bedroom Three

10' x 9' 9" (3.05m x 2.97m)

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

Bedroom Four

8' 8" x 7' 1" (2.64m x 2.16m)

Double glazed window to the rear aspect, smooth ceilings, carpeted flooring and a radiator.

Bathroom

6' 1" x 5' 10" (1.85m x 1.78m)

Obscured window to the front aspect, part tiled walls, smooth ceilings, panelled bath with rainfall shower attachment and glass screen, tiled flooring, WC, wash hand basin with mixer tap and a chrome heated towel rail.

Bedroom One (second Floor)

Two skylight windows to the rear aspect, carpeted flooring, extensive eaves storage and a radiator.

Outside

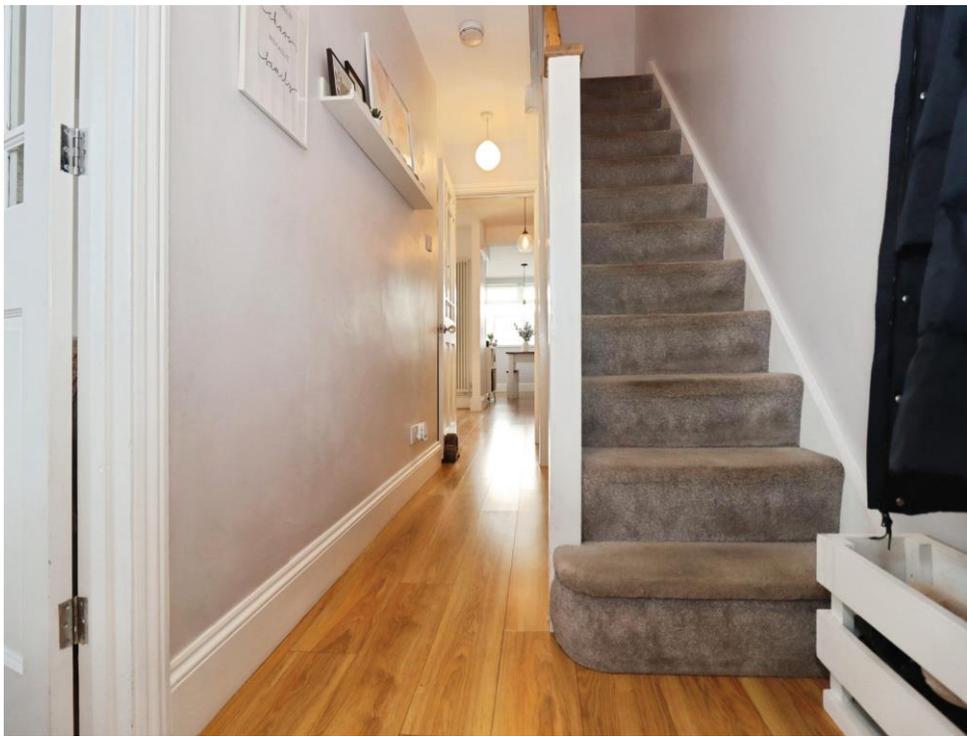
Front Approach:

Mid-terrace frontage with bay window and pedestrian access to the front door.

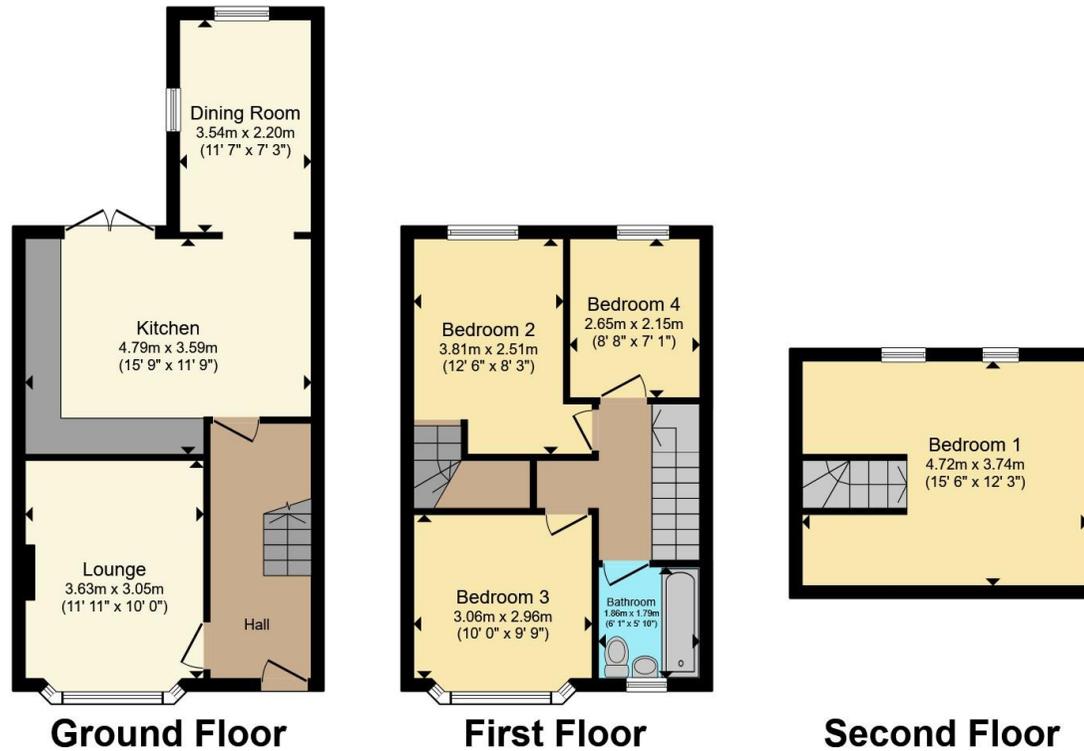
Rear Garden:

Enclosed rear garden laid mainly to artificial lawn with storage shed, gated rear access and surrounding wall boundaries.









Total floor area 97.0 m² (1,044 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



To view this property please contact Connells on

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online [connells.co.uk/Property/KWD311244](https://www.connells.co.uk/Property/KWD311244)



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KWD311244 - 0006