



Connells

Cross Street
Bristol



Property Description

Connells are pleased to present this well maintained three bedroom mid terrace home, offering spacious and versatile accommodation throughout. The property briefly comprises entrance hall with access to lounge and kitchen/diner. The lounge benefits from a bay fronted window and feature fireplace, creating a comfortable living space. The kitchen/diner offers excellent storage with a range of wall and base units, worktops over, electric hob and oven, space for appliances and French doors opening onto the rear garden. The kitchen flows into the dining area, providing an ideal space for entertaining. The ground floor further benefits from a utility room with additional storage, laundry room and family bathroom. The bathroom includes panelled bath with shower over, WC and wash hand basin. To the first floor are three bedrooms including a spacious main bedroom with multiple front aspect windows and feature fireplace. The landing provides access to all bedrooms and loft access. Externally, the property benefits from front and rear gardens including rear access gate. Located within BS15, the property is conveniently positioned for local shops, schools and transport links. Call Connells today to arrange your viewing.

Entrance Hall

Stairs rising to the first floor, doors providing access to the lounge and kitchen/diner, understairs storage cupboard and radiator.

Lounge

11' 11" x 10' 9" (3.63m x 3.28m)

Double glazed bay window to the front aspect, TV point, wood effect flooring, smooth ceilings and radiator.

Kitchen/Diner

18' 8" x 11' 11" (5.69m x 3.63m)

Double glazed French doors to the rear aspect, range of wall and base units with worktops over flowing through to the dining area, electric hob with low level electric oven, part tiled walls, space for fridge freezer, feature log burner embedded within fireplace, wooden flooring, smooth ceilings and radiator.

Utility Room

Double glazed obscured window to the side aspect, Sky light window to ceiling, one and a half bowl sink with mixer tap, boiler location, part tiled walls, space for washing machine, additional storage and double glazed obscured door to the side aspect.

Family Bathroom

6' 2" x 5' 7" (1.88m x 1.70m)

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

Laundry Room

Double glazed window to the side aspect, wood effect flooring and smooth ceilings.

rear access gate and enclosed boundary fencing.

First Floor Landing

Access to all three bedrooms, loft access hatch and smooth ceilings.

Main Bedroom

13' 5" max x 11' 7" max (4.09m max x 3.53m max)

Three double glazed windows to the front aspect, feature fireplace, space for freestanding wardrobe, carpet flooring, smooth ceilings and radiator.

Bedroom Two

11' 2" max x 9' 9" max (3.40m max x 2.97m max)

Double glazed window to the rear aspect, feature fireplace, carpet flooring, smooth ceilings and radiator.

Bedroom Three

8' 6" max x 6' 6" max (2.59m max x 1.98m max)

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

Outside

Front Garden

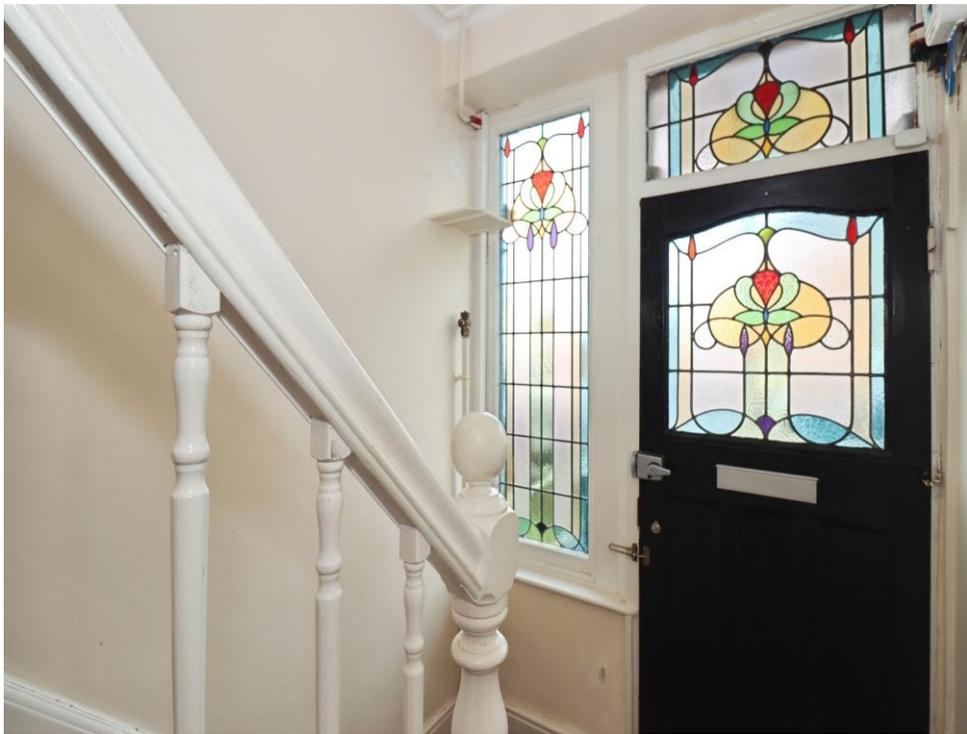
Enclosed front garden with pathway leading to front entrance, decorative stone, paved areas and boundary fencing.

Rear Garden

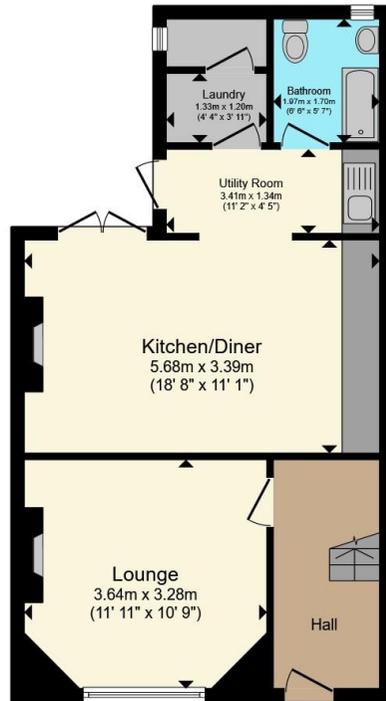
Enclosed rear garden with paved patio area with additional stone chippings, raised borders with

mature plants and shrubs, pathway leading to









Ground Floor



First Floor

Total floor area 93.0 m² (1,001 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

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1 Regent Street Kingswood
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EPC Rating: Council Tax
 Awaited Band: B

view this property online connells.co.uk/Property/KWD311294

Tenure: Freehold



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