



Connells
FOR SALE

Connells

Crown Road
Bristol



Property Description

A well-presented end-terrace home offering a practical layout across two floors. The ground floor comprises an entrance hallway with storage, a lounge opening through to the dining area, and a fitted kitchen with access to the rear garden. There is also a downstairs WC located off the porch. To the first floor are two bedrooms and a family bathroom, along with loft access from the landing. The property benefits from a front garden and an enclosed rear garden, providing low maintenance outdoor space. Situated in a convenient BS15 location, the property is within easy reach of Kingswood High Street, offering a range of shops, supermarkets and eateries. There are regular bus routes providing direct access into Bristol city centre, as well as good road links to the A4174 Ring Road and motorway networks. Offered for sale with no onward chain.

Entrance Hallway

Front door leading into hallway, storage cupboard and stairs rising to the first floor, radiator.

Lounge

10' 9" max x 10' 7" max (3.28m max x 3.23m max)

UPVC double glazed window to front aspect, opening through to dining room, radiator.

Dining Room

10' 11" x 10' 11" (3.33m x 3.33m)

Opening from lounge, access to kitchen, radiator.

Kitchen

13' 11" x 10' 6" (4.24m x 3.20m)

UPVC double glazed window to side aspect, fitted units with worktops, sink and drainer, oven with

hob, space for appliances, UPVC double glazed doors to rear garden, radiator.

Wc

UPVC double glazed obscure window, low level WC and hand wash basin, radiator.

Landing

Access to loft space and doors to all rooms, radiator.

Bedroom One

14' 2" max x 10' 4" max (4.32m max x 3.15m max)

UPVC double glazed window to front aspect, storage cupboard, radiator.

Bedroom Two

11' max x 8' 10" max (3.35m max x 2.69m max)

UPVC double glazed window to rear aspect, radiator.

Bathroom

7' 3" x 6' 10" (2.21m x 2.08m)

UPVC double glazed obscure window, panel bath with shower over, hand wash basin and low level

WC, radiator.

Outside

Front Garden

Enclosed front garden with low level boundary wall and pathway leading to the entrance door.

Rear Garden

Enclosed rear garden laid to chippings providing a low maintenance outdoor space, bordered by fencing.









Total floor area 79.3 m² (854 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: C Council Tax
 Band: B

Tenure: Freehold

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