



Connells

Aldercombe Road  
BRISTOL



## Property Description

Nestled along the ever-popular Aldercombe Road, this well-presented two-bedroom bungalow with a loft room. Offers versatile living space, generous parking and a highly desirable layout-perfect for a range of buyers.

The property welcomes you with a bright and spacious entrance hall leading to two well-proportioned bedrooms, a comfortable living room, and a fitted kitchen. To the rear, a delightful conservatory provides an additional reception space, ideal for relaxing or entertaining while enjoying views over the garden.

A standout feature of the home is the converted loft room, offering excellent flexibility as a home office, hobby space, or occasional guest room.

Externally, the property benefits from a garage with lean-to and ample off-road parking which makes it ideal for a household with multiple vehicles. The outdoor space offers further potential for landscaping or extension (subject to relevant permissions).

Situated in a sought-after Bristol location, this charming bungalow combines practicality with potential and is not to be missed. Early viewing is highly recommended.

## Porch

## Hallway

### Living Room

13' 10" x 11' 8" ( 4.22m x 3.56m )

### Dining Room

12' x 11' 8" ( 3.66m x 3.56m )

### Kitchen

12' MAX x 9' 10" MAX ( 3.66m MAX x 3.00m MAX )

### Bathroom

8' 6" x 5' 9" ( 2.59m x 1.75m )

### Bedroom 2

10' 11" MAX x 9' 8" MAX ( 3.33m MAX x 2.95m MAX )

### Bedroom 3

12' x 10' ( 3.66m x 3.05m )

### Lean To

### Loft Room

19' 9" MAX x 16' 9" MAX ( 6.02m MAX x 5.11m MAX )

### Garage

11' 10" x 8' 3" ( 3.61m x 2.51m )

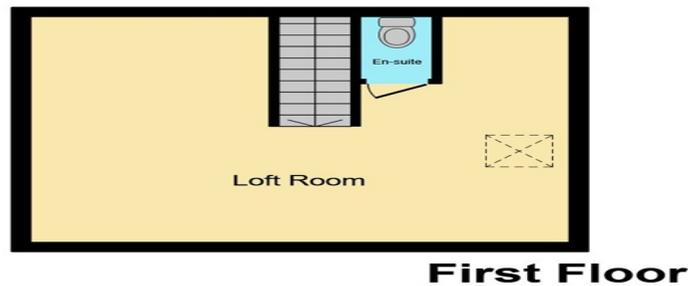
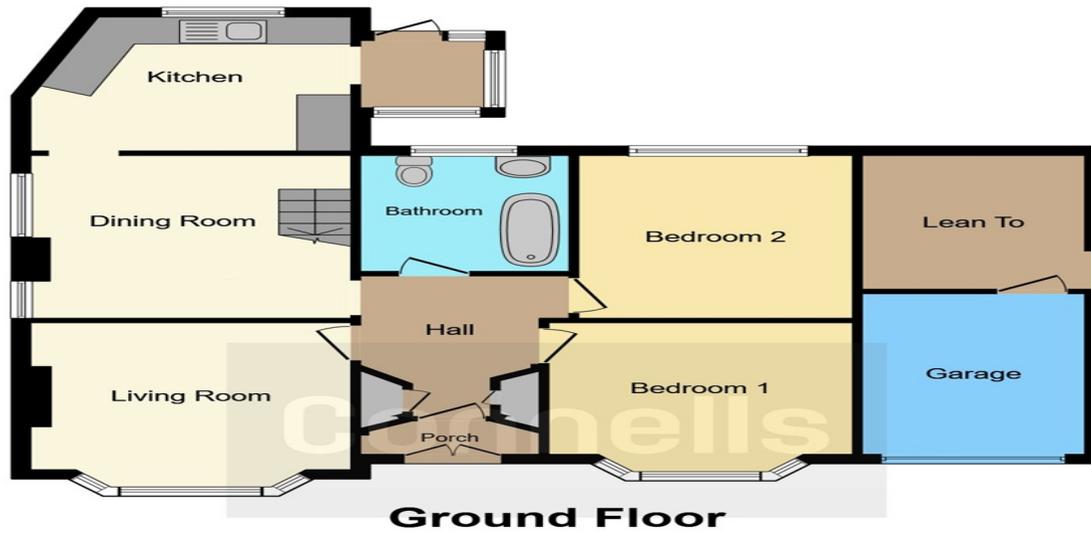
### Driveway

### Rear Garden









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To view this property please contact Connells on

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6 Canford Lane  
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EPC Rating: E Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WOT309242](http://connells.co.uk/Property/WOT309242)**



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