



Connells  
0117 931 4455  
FOR SALE

Connells

Newbury Road  
Bristol



### Property Description

Introducing a delightful mid-terraced property located on the peaceful Newbury Close, perfect for those seeking a comfortable family home in a convenient setting. This three-bedroom residence offers a practical layout that maximizes space, ensuring you have room to grow and make it your own.

As you approach the house, you'll appreciate the convenience of a private driveway, providing off-road parking that adds a level of ease to your daily routine. Step inside, and you'll find a welcoming living area that serves as an ideal space for relaxing or hosting friends and family. The adjoining kitchen is functional and well-equipped, ready for you to whip up meals or enjoy casual dining.

The three bedrooms are of good proportions, providing ample space for rest and personalisation. Whether you need extra room for children, guests, or a home office, this property has you well covered.

One of the standout features of this home is the generous garden space at the rear. It presents an inviting opportunity for outdoor living, whether you envision summer barbecues, a children's play area, or a tranquil spot for morning coffee amid the fresh air.

Situated close to local amenities, you're never far from everyday essentials such as shops, schools, and parks, making this location both practical and family-friendly. This property on Newbury Close is ready to welcome its next owners to create lasting memories-come and see for yourself what it has to offer!

### Lounge

12' 6" Max x 13' 4" Max ( 3.81m Max x 4.06m Max )

Double glazed window to front, radiator.

### Kitchen

12' 5" Max x 9' 8" Max ( 3.78m Max x 2.95m

Max )

Double glazed window to rear, fitted kitchen comprising wall and base units, work surfaces, sink/drainer, gas hob, oven, space for washing machine, space for fridge/freezer.

### Bathroom

Double glazed window to rear, wash hand basin, bath with shower over.

### W / C

Low level WC.

### Bedroom One

13' 6" Max x 9' 7" Max ( 4.11m Max x 2.92m Max )

Double glazed windows to front, radiator.

### Bedroom Two

8' 4" Max x 13' Max ( 2.54m Max x 3.96m Max )

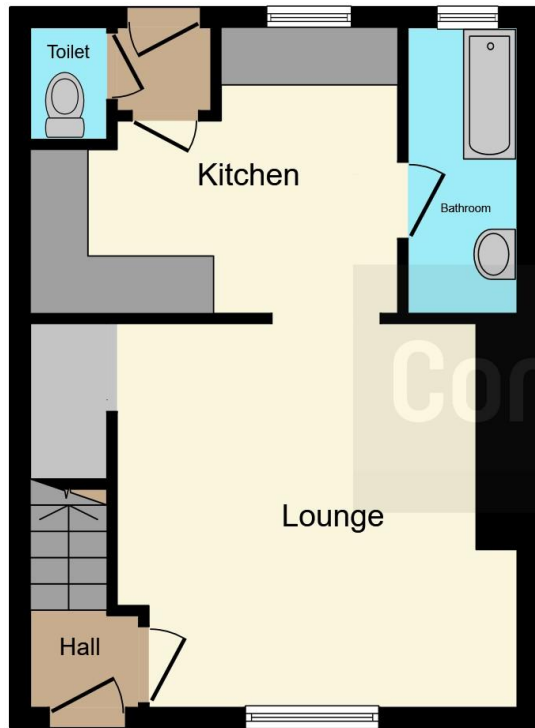
Double glazed window, radiator.

### Outside

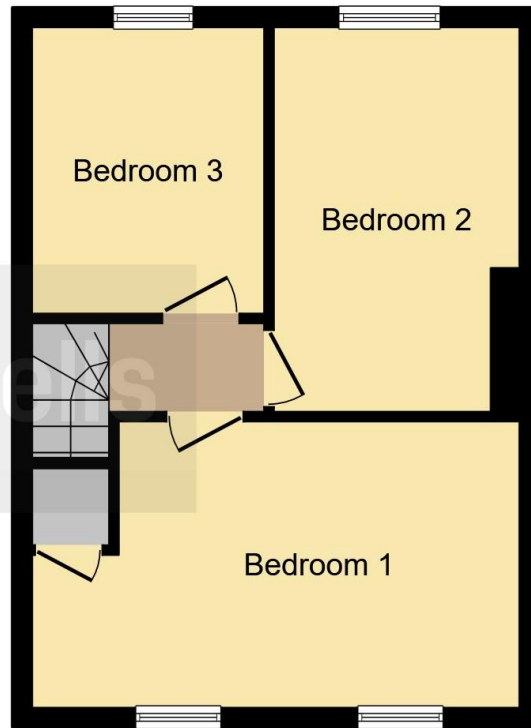
Off street parking to front.

Low maintenance rear garden.





**Ground Floor**



**First Floor**

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.focalagent.com

To view this property please contact Connells on

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Unit 4 The Shield Retail Centre Link Road Filton  
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EPC Rating: D Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/FIL308277](http://connells.co.uk/Property/FIL308277)**



Tenure: Freehold



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