

Connells

Greendown
Bristol

Greendown
Bristol BS5 8BS

for sale
£450,000







Property Description

In our opinion, views don't come much better than this in east Bristol. Troopers Hill Nature Reserve literally on your doorstep. The setting enjoys beautiful views adding to the appeal of this established residential location. This property offers practical family living with attractive outdoor space and the added benefit of roof-mounted solar panels to the front & back of the house, double glazing throughout with gas central heating. Situated on a no through road Greendown BS5 is in the Troopers Hill area of St George. With large south facing windows at the front of the property, the views are unmissable. This three-bedroom terraced property offers generously proportioned accommodation arranged over three levels. Internally the property offers an entrance hall with a potential work office area. Stairs leading to the main living accommodation where a spacious lounge opens through to a kitchen diner with a conservatory beyond providing an additional area to enjoy the outlook over the garden. On the upper level there are three bedrooms, a family bathroom and landing. There is a private driveway and integral garage at the front of the property. To the rear is an appealing tiered garden featuring a lawned area, plastic garden shed, decking area, paved patio & raised planting with decorative boundary walls.

Entrance Hallway

Accessed from the front entrance door, with staircase rising to the main living accommodation and access arrangements as illustrated on the supplied floor plan.

Integral Garage

Accessed from the front driveway via the garage door. A useful space for vehicle parking or storage, subject to individual requirements.

Lounge

16' 10" x 14' (5.13m x 4.27m)

Front-facing window providing natural light. A generously sized reception room with staircase access and an opening through to the kitchen.

Kitchen

16' 8" x 9' (5.08m x 2.74m)

Rear-facing window and access towards the conservatory. A spacious kitchen area, with fitted units shown around portions of the perimeter on the supplied floor plan. The layout opens towards the lounge.

Conservatory

9' 9" x 7' 5" (2.97m x 2.26m)

Glazing to the rear and sides, with access to the outside. An additional reception area overlooking the garden.

Bedroom One

11' 11" x 9' 7" (3.63m x 2.92m)

Front-facing window. A well-proportioned bedroom with a built-in recess or storage area indicated on the plan.

Bedroom Two

11' 2" x 10' (3.40m x 3.05m)

Rear-facing window. A further double bedroom offering flexible use.

Bedroom Three

8' x 6' 11" (2.44m x 2.11m)

Front-facing window. Suitable for use as a bedroom, nursery or home office.

Bathroom

6' 1" x 5' 11" (1.85m x 1.80m)

UPVC double glazed obscured glass window, low level flush wc, vanity hand wash basin, a panelled bathtub with main showers above and shower screen, fully tiled around.

Landing

Stairs rising from the main living level, providing access to the three bedrooms and bathroom.

Outside

To The Front

The property forms part of an established terrace and has an attractive three-storey frontage. A private driveway provides off-street parking and leads to the integral garage, while a separate front entrance is positioned alongside. The front elevation includes broad windows across the upper floors and roof-mounted solar panels on the front and back.

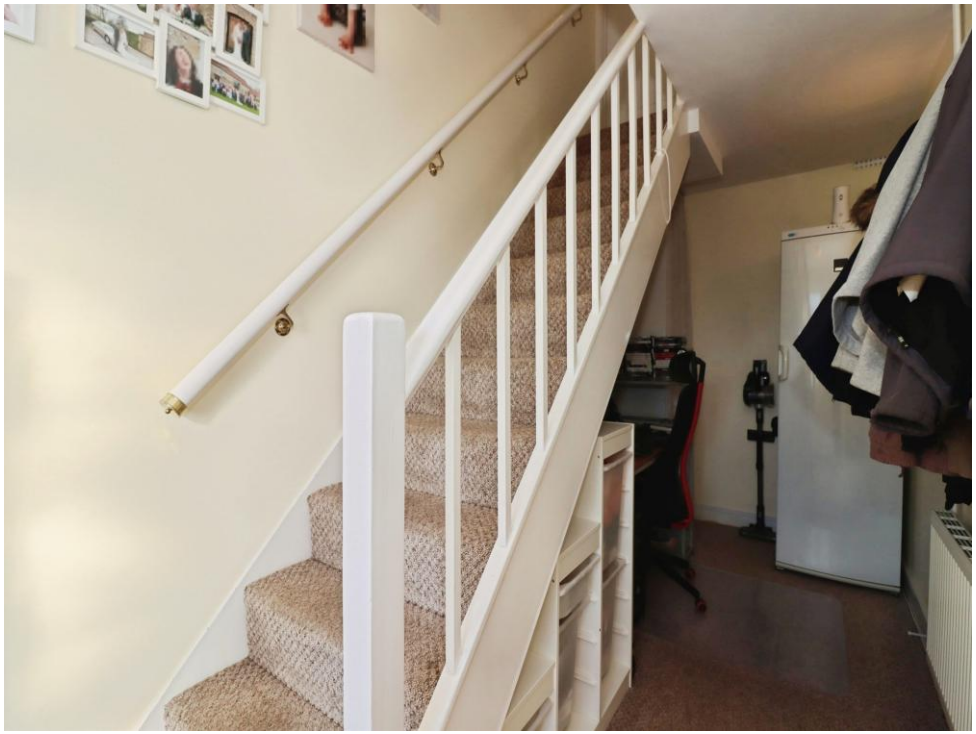
To The Rear

The tiered rear garden provides a pleasant outdoor retreat with a lawned area, raised beds, mature planting and decorative walling. Steps connect the different garden levels, with a plastic shed providing useful storage. The rear conservatory overlooks the garden, and the property benefits from beautiful views towards Troopers Hill nature reserve.







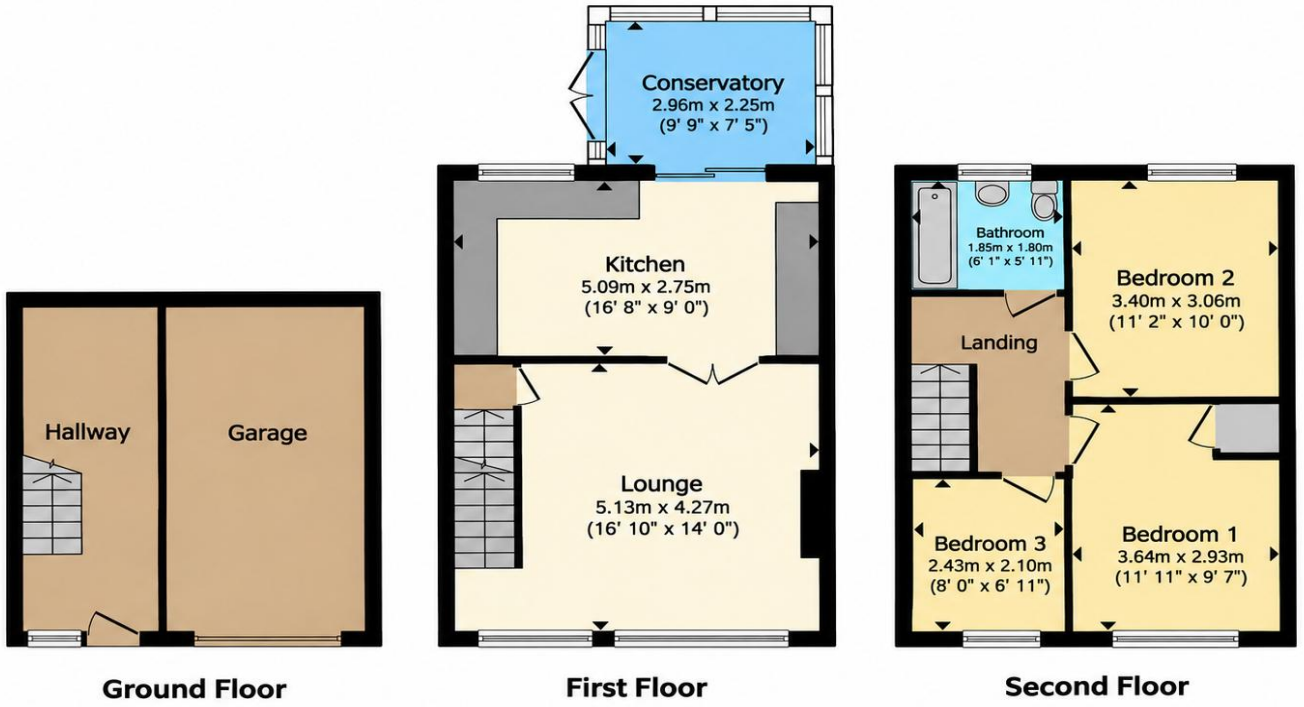












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311894

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.