



Connells

Romney Avenue
Bristol



Property Description

The house is in a great location within ten minutes from the UWE campus and offers access to amenities along Muller Road. It also offers great access to amenities along Gloucester Road and good access to motorway links.

The accommodation briefly comprises: a large living/dining room which is furnished with sofas and a dining table and chairs, a kitchen with modern units and white goods included, FIVE good sized double bedrooms, a bathroom with a shower over the bath, an upstairs WC and a low maintenance back garden.

The property also benefits from double glazing, gas central heating, spot lighting, storage space, off street parking for two cars, a fridge/freezer, electric hobs and a washing machine.

Living Room

13' 9" x 13' 2" (4.19m x 4.01m)
Double glazed window to front, radiator.

Dining Room

10' 11" x 10' 8" (3.33m x 3.25m)
Double glazed French doors to rear, radiator.

Kitchen

10' 11" x 9' 5" (3.33m x 2.87m)
Double glazed window to rear, fitted kitchen comprising wall and base units, work surfaces, sink/drain, electric oven, electric hob, cookerhood, space for washing machine, space for fridge/freezer.

Bedroom One

13' 4" Max x 10' 8" Max (4.06m Max x 3.25m Max)
Double glazed window to front, built in cupboard, radiator.

Bedroom Two

13' 5" Max x 9' 1" Max (4.09m Max x 2.77m

Max)

Double glazed window to rear, built in cupboard, radiator.

Bedroom Three

10' 9" Max x 10' 7" Max (3.28m Max x 3.23m Max)
Double glazed window to front, built in cupboard, radiator.

Bedroom Four

10' 6" Max x 8' 2" Max (3.20m Max x 2.49m Max)
Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, low level WC, wash hand basin, bath with shower over, radiator.

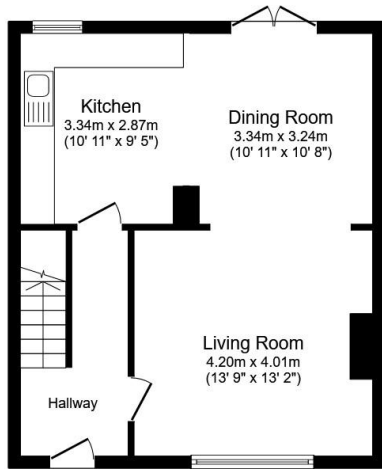
Outbuilding Bedroom

15' 1" x 6' 10" (4.60m x 2.08m)
Double glazed window and door to garden.

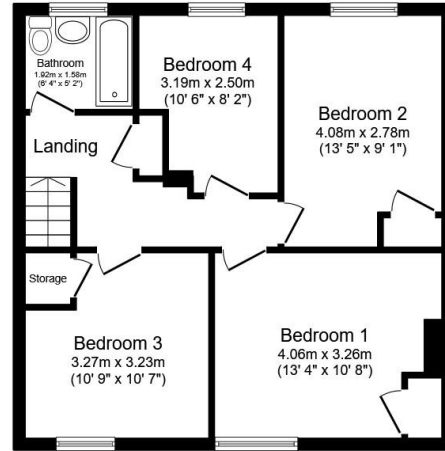
Outbuilding En Suite

Double glazed window, low level WC, wash hand basin, shower cubicle.

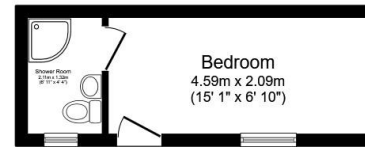




Ground Floor



First Floor



Outbuilding



Total floor area 112.9 m² (1,216 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.focalagent.com

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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/FIL309131

Tenure: Freehold



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