

Connells

Avon Close
St. George Bristol

Avon Close
St. George Bristol BS5 8DE

for sale
£400,000







Property Description

Situated in Avon Close, Bristol, this well-proportioned three-bedroom mid-terrace property offers flexible

accommodation arranged across three floors, making it an appealing choice for families and buyers seeking

additional living space. The ground floor comprises an entrance hallway, convenient downstairs WC, a generous

kitchen with space for everyday dining and a conservatory overlooking the enclosed rear garden. An integral

garage provides valuable storage or parking space, while the driveway offers additional off-street parking. On the

first floor, a spacious lounge provides a comfortable area for relaxing and entertaining, with the second bedroom

positioned on the same level. The second floor offers the main bedroom, a third bedroom and a family bathroom.

Outside, the rear garden is enclosed by fencing and features a combination of paved seating space, gravelled

areas and established planting. The property is situated within reach of everyday amenities and transport

connections across Bristol, with the wider city offering shopping, leisure and employment opportunities. Viewing is

recommended to appreciate the layout and accommodation on offer.

Entrance Hallway

Access into the property with doors leading to the ground-floor accommodation and staircase rising to the first floor.

Downstairs Wc

Convenient ground-floor cloakroom fitted with a WC and wash hand basin.

Kitchen

14' 10" x 10' 10" (4.52m x 3.30m)

A generously sized kitchen with fitted worktop and cupboard areas, providing a practical space for cooking and everyday use. Access through to the conservatory.

Conservatory/Garden Room

12' 2" x 9' 2" (3.71m x 2.79m)

Multiple doors open to create a generous linked living space with access to the paved garden. The glazed reception room overlooks the rear garden and includes a door leading directly outside.

First Floor Landing

Landing with access to the lounge, second bedroom and stairs to the second floor.

Lounge

14' 11" x 14' 4" (4.55m x 4.37m)

A spacious first-floor reception room with front-facing windows, offering ample space for living room furniture.

Bedroom Two

9' 11" x 8' 5" (3.02m x 2.57m)

A first-floor bedroom with a window providing natural light.

Second Floor Landing

Landing providing access to the main bedroom, third bedroom and family bathroom.

Bedroom One

14' 11" x 9' 9" (4.55m x 2.97m)

A well-proportioned main bedroom with windows providing natural light and space for bedroom furniture.

Bedroom Three

9' x 8' 5" (2.74m x 2.57m)

A further bedroom suitable for a variety of uses, including a child's room or home office.

Bathroom

7' 7" x 4' 11" (2.31m x 1.50m)

Family bathroom fitted with a bath, WC and wash hand basin.

Front Of Property

The property is approached via a front driveway providing off-street parking, with access to the integral garage and front entrance. The brick-built terrace has an attractive traditional-style frontage.

Rear Garden

The enclosed rear garden offers a pleasant outdoor space, featuring a paved seating area, gravelled sections, established shrubs, and a variety of potted plants. Timber fencing encloses the boundaries, while the conservatory provides a seamless connection between the indoor and outdoor living areas. The garden also benefits from convenient rear access.



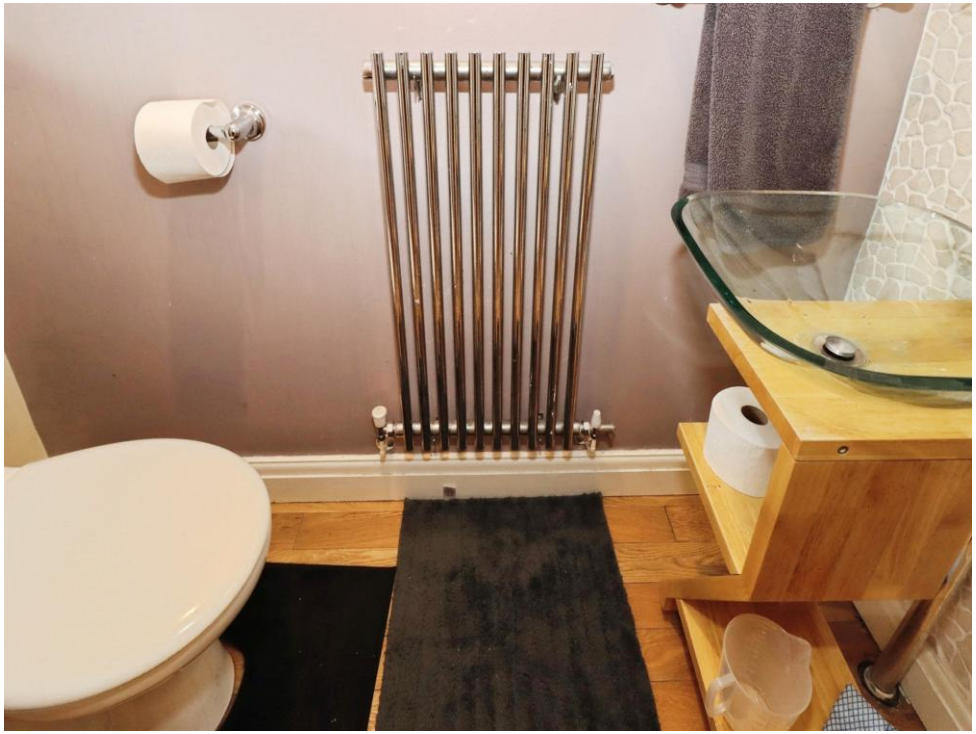
















Total floor area 114.8 m² (1,236 sq.ft.) approx

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Connells

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1 Regent Street Kingswood
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EPC Rating: C

Council Tax Band: D

Tenure: Freehold

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