



Connells

Trevenna Road
Ashton Vale Bristol

Trevenna Road Ashton Vale Bristol BS3 2QX

for sale
£450,000



Property Description

Beautifully presented throughout, this charming three-bedroom semi-detached home offers warm and welcoming accommodation in a sought-after BS3 location. The cosy bay-fronted living room, complete with a feature fireplace, provides the perfect retreat for warm summer evenings, while the dining room opens onto a private rear garden, creating an ideal space for entertaining family and friends.

The property also benefits from a stylish modern kitchen, three well-proportioned bedrooms, a contemporary family bathroom, an enclosed garden with patio and lawn, and a detached garage.

Combining comfort, character and practicality, this is a wonderful home ready to be enjoyed throughout the seasons.

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

Porch

Double-glazed entrance door to front aspect. Internal door leading into the hallway.

Hallway

Stairs rising to the first-floor landing, radiator and doors leading to the principal ground-floor accommodation.

Living Room

15' 5" MAX x 12' 9" MAX (4.70m MAX x 3.89m MAX)

A spacious reception room featuring a front

aspect double-glazed bay window, feature fireplace with inset stove, wood-effect flooring, radiator and ample space for lounge furnishings.

Dining Room

12' 9" x 10' (3.89m x 3.05m)

A bright and welcoming dining space with rear aspect double-glazed French doors opening onto the garden, wood-effect flooring, radiator and space for a family dining table and chairs.

Kitchen

12' 3" x 8' 4" (3.73m x 2.54m)

Fitted with a modern range of wall and base units with complementary work surfaces over, integrated oven and hob with extractor hood above, sink and drainer unit, rear aspect double-glazed window and double-glazed door providing access to the garden.

First Floor Landing

Double-glazed side aspect window, loft access and doors to all first-floor accommodation.

Bedroom One

12' 7" x 8' 11" (3.84m x 2.72m)

A generous double bedroom with front aspect double-glazed window, radiator and space for bedroom furniture.

Bedroom Two

10' x 9' 9" (3.05m x 2.97m)

A double bedroom with rear aspect double-glazed window overlooking the garden, radiator and space for freestanding furniture.

Bedroom Three

9' 7" x 6' 8" (2.92m x 2.03m)

Currently arranged as a dressing room and beauty space, this versatile room features a front aspect double-glazed window, radiator and fitted wardrobe



storage. Ideal as a nursery, bedroom or home office.

Family Bathroom

5' 9" x 5' 9" (1.75m x 1.75m)

Fitted with a contemporary white suite comprising a panelled bath with shower over and glazed shower screen, pedestal wash hand basin and WC. Rear aspect double-glazed window, tiled walls and wood-effect flooring.

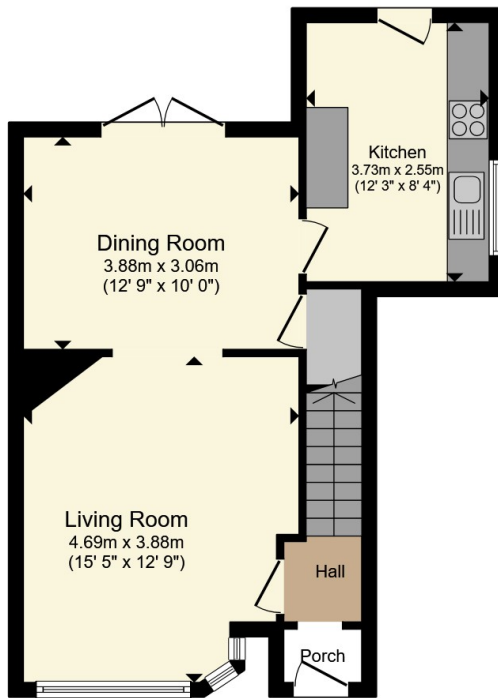
Rear Garden

A well-maintained enclosed rear garden comprising a generous paved patio seating area, lawn, mature hedging, planted borders and fencing to the boundaries. An ideal space for entertaining and outdoor relaxation with access to the detached garage.

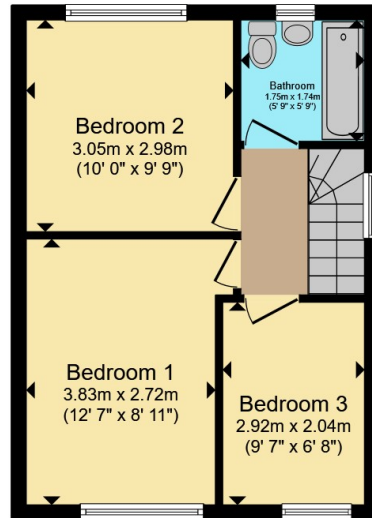
Detached Garage

Detached garage providing useful storage, workshop potential or parking, with door access and side aspect window.

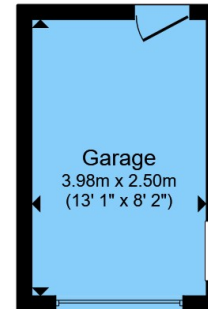




Ground Floor



First Floor



Garage

Total floor area 88.5 m² (952 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.propertybox.io

Connells



To view this property please contact Connells on

T 0117 966 4278

E southville@connells.co.uk

243 North Street Southville
BRISTOL BS3 1JN

EPC Rating: D

Council Tax
Band: C

Service Charge: 5.50

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BMR312803

This is a Leasehold property with details as follows; Term of Lease 999 years from 21 Dec 1937. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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