



Connells

Hillside Road
Bristol



Property Description

Are you looking for a new project, then this is the ideal property for you, a deceptively large three-bedroom property with a lot of potential and the opportunity to add value, located on the popular Hillside Road in St George, which is just 4 miles away from Bristol City Centre and has lots of access to local amenities and public transport.

The property itself hosts exceptionally large rooms throughout and the open-plan kitchen / living area as you enter the property is a real highlight. The kitchen boasts ample storage and access to the courtyard at the rear. The first floor hosts a walk-in shower/wet room along with two double bedrooms with a good-sized single bedroom at the front.

Externally, the property benefits from a front and rear garden along with side access, and a garage at the back of the property is accessible from the garden and the side of the road, which could serve multi purposes, including even dismantling and increasing the size of the garden.

A really great investment opportunity or family home!

Entrance/Hallway

A door leading into an entrance hallway which has got a central heating radiator, laminate flooring, stairs rising to the first floor, doors off to principal rooms.

Lounge

14' x 12' 2" (4.27m x 3.71m)

A single glazed bay window to the front aspect, fireplace, central heating radiator, exposed floor boards., sliding doors through to the dining room.

Dining Room

14' x 10' (4.27m x 3.05m)

Single glazed window to the rear aspect, central heating radiator, fireplace, exposed floor boards.

Kitchen

18' 5" x 7' 4" (5.61m x 2.24m)

Single glazed windows to the side and rear aspect, central heating radiator, laminate flooring, wooden effect ceiling, a range of base units and drawers with rolled edge worktops over and with matching wall units, space for cooker and further appliances, a single bowl stainless sink and drainer with a mixer taps, a double door leading out to the rear garden.

Landing

Single glazed window to the side aspect, doors off to the principal rooms, exposed floor boards.

Bedroom One

14' x 11' 2" (4.27m x 3.40m)

Single glazed bay window to the front aspect, ceiling fan, central heating radiator, floor boards.



Bedroom Two

14' 1" x 9' 8" (4.29m x 2.95m)

Single glazed window to the rear aspect, central heating radiator, floor boards., fitted wardrobes.

Bedroom Three

10' 2" x 6' 6" (3.10m x 1.98m)

Single glazed windows to the side and front aspect, central heating radiator, floor boards, a door through to the bedroom one.

Shower Room

8' 2" x 5' 10" (2.49m x 1.78m)

An obscured glass window, low level flush WC, pedestal hand wash basin, main shower with a shower curtain, tiled around, central heating radiator, extractor fan.

Outside

To The Front

Gated access with paved path leading to the front door, a side gated access leading to the rear garden, overgrown trees and some bushes.

To The Rear

Partly tiled, overgrown trees and bushes, enclosed with fencing.

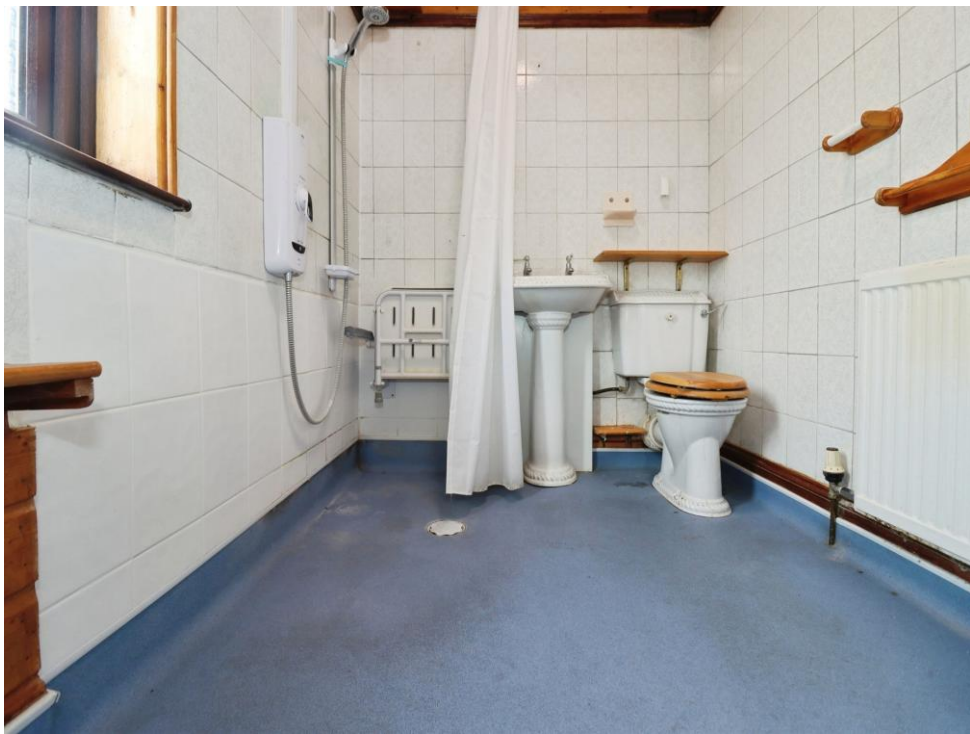
Garage

It is situated at the back of the property and got an access from the side of the property, gated access.

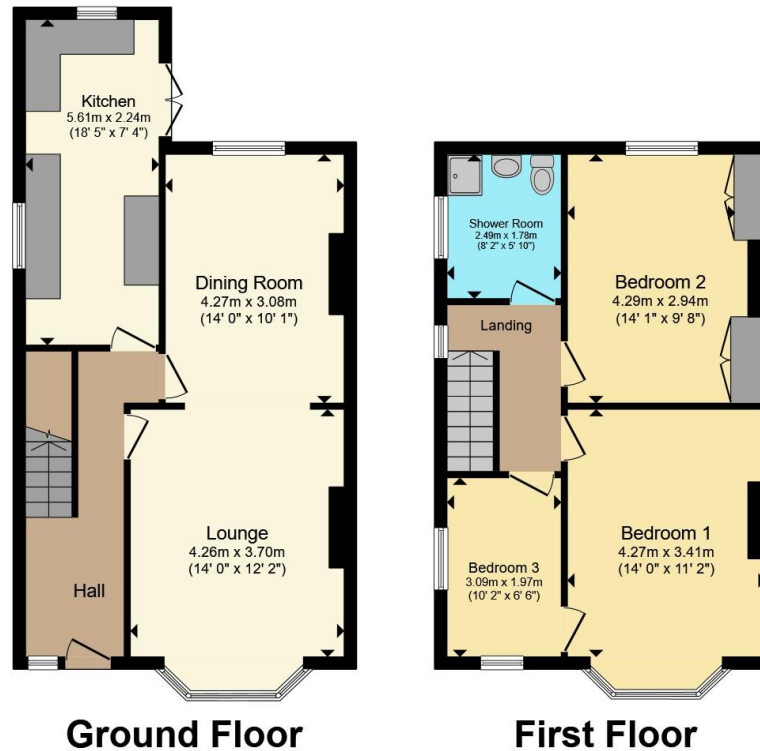
Agent's Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.









Total floor area 102.6 m² (1,104 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



To view this property please contact Connells on

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1 Regent Street Kingswood
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/KWD310408



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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