



Connells

Cassell Road
Bristol



Property Description

Set across three floors, this substantial four-bedroom mid-terrace property offers flexible living accommodation ideal for growing families. The ground floor comprises an entrance hall with under stairs storage, a bay-fronted lounge and a separate dining room with feature fireplace. To the rear is a fitted kitchen leading through to a utility area and family bathroom. The first floor provides three bedrooms accessed from the central landing. Occupying the entire second floor is an impressive principal bedroom suite featuring eaves storage, a dressing area, built-in wardrobes, Juliette balcony and a modern ensuite shower room. Externally, the property benefits from an enclosed rear garden designed for low maintenance with patio seating areas, mature planting and useful storage. Situated within easy reach of local shops, schools and transport links.

Entrance Hall

Entrance door to front aspect. Wood effect flooring. Stairs rising to first floor. Under stairs storage cupboard. Access to lounge and dining room. Wall mounted radiator.

Lounge

13' 1" max x 9' 7" max (3.99m max x 2.92m max)
Double glazed bay window to the front aspect. Smooth ceiling. Carpet flooring. Wall mounted radiator.

Dining Room

15' 2" x 12' 10" (4.62m x 3.91m)
Double glazed window to the rear aspect. Wood effect flooring. Electric feature fireplace. TV point.
Wall mounted radiator.

Kitchen

11' 5" x 6' (3.48m x 1.83m)
Double glazed window to the side aspect. Range of wooden base units with worktops over.
Ceramic sink with mixer tap. Space for washing machine. Gas hob with extractor over and low level electric oven. Partially tiled walls. Vinyl flooring. Smooth ceiling with spotlights. Wall mounted radiator.

Utility Area

7' 2" x 6' (2.18m x 1.83m)
Double glazed door to the side aspect giving access to the rear garden. Space for freestanding fridge freezer. Vinyl flooring. Smooth ceiling. Wall mounted radiator.

Bathroom

6' 10" x 6' 1" (2.08m x 1.85m)
Double glazed obscured window to the rear aspect. Tiled flooring. Tiled walls. WC. Wash hand basin with mixer tap. Panel bath with electric

shower over and glass shower screen. Smooth ceiling.

Wall mounted radiator.

First Floor Landing

Double glazed window to the front aspect. Stairs rising to second floor. Access to bedrooms two,

three and four. Wall mounted radiator.

Bedroom One

22' 2" max x 14' 8" max (6.76m max x 4.47m max)

Double glazed French doors opening to a Juliette balcony. Built in wardrobe. Carpet flooring.

Smooth ceiling with spotlights. Wall mounted radiator.

En-Suite

6' 6" x 5' 11" (1.98m x 1.80m)

Double glazed obscured window to the rear aspect. Marble flooring. Partially tiled walls. Walk in

shower cubicle with rainfall shower and sliding glass doors. WC. Wash hand basin with mixer tap.

Extractor fan. Smooth ceiling with spotlights. Chrome heated towel rail.

Bedroom Two

10' 4" max x 9' 2" max (3.15m max x 2.79m max)

Double glazed bay window to the front aspect. Carpet flooring. Large built in wardrobe. Smooth

ceiling with spotlights. Wall mounted radiator.

Bedroom Three

13' 1" max x 8' 2" max (3.99m max x 2.49m max)

Double glazed window to the rear aspect. Built in storage cupboard. Carpet flooring. Smooth ceiling

with spotlights. Wall mounted radiator.

Bedroom Four

9' 9" max x 6' 6" max (2.97m max x 1.98m max)

Double glazed window to the rear aspect. Carpet flooring. Smooth ceiling with spotlights. Range of

wall storage and fitted wardrobe. Wall mounted radiator.

Second Floor Landing

Two skylight windows to the front aspect. Eaves storage. Carpet flooring. Smooth ceiling with

spotlights. Feature glass balustrade. Wall mounted radiator.

Outside

To The Front

Attractive bay-fronted mid-terrace property with a traditional rendered and stone façade, entrance

door to the front and character features. Positioned within a row of similar period homes and

offering excellent kerb appeal.

To The Rear

Enclosed rear garden mainly laid to patio providing multiple seating and entertaining areas. Mature

shrubs, planted borders and raised beds









Total floor area 123.4 m² (1,328 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 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311519



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KWD311519 - 0002