



**Connells**

Stradbrook Avenue  
Bristol



### Property Description

Offered to the market with no onward chain, this three-bedroom semi-detached property presents an excellent opportunity for buyers looking to renovate and add value. The accommodation comprises an entrance porch leading into the hallway, a front lounge, separate dining room and kitchen to the ground floor. To the first floor are three bedrooms and a shower room. A significant feature of the property is the basement level, providing three useful cellar rooms

which offer excellent storage and potential for a variety of uses, subject to any necessary consents. Externally, the property benefits from a front driveway providing off-street parking and access to the garage. To the rear is an enclosed garden offering further scope for landscaping and improvement. Requiring modernisation throughout, this property would suit investors, developers or buyers looking to create a family home tailored to their own tastes and requirements.

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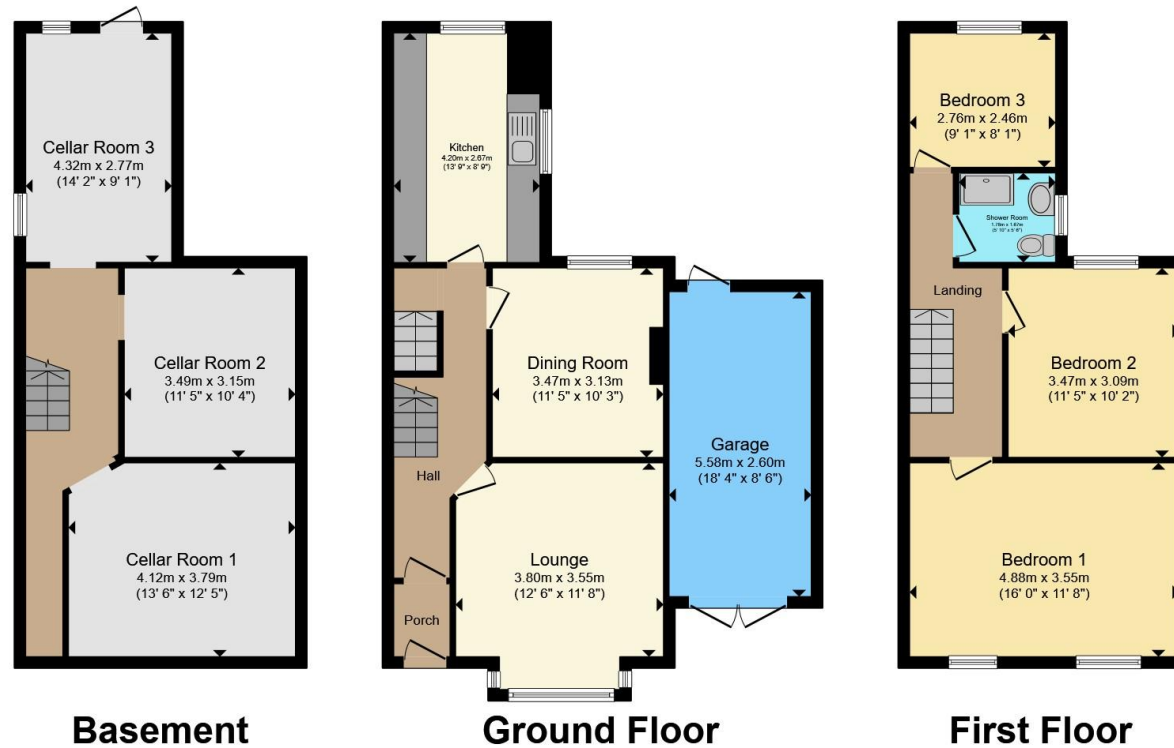
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Total floor area 156.1 m<sup>2</sup> (1,680 sq.ft.) approx

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](http://www.propertybox.io)



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**T 0117 935 3013**  
**E [kingswood@connells.co.uk](mailto:kingswood@connells.co.uk)**

1 Regent Street Kingswood  
 BRISTOL BS15 8JX

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/KWD311614](http://connells.co.uk/Property/KWD311614)**



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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