



**Connells**  
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**FOR SALE**

**Connells**

Catbrain Hill  
Bristol



## Property Description

Situated on the ever-popular Catbrain Hill, BS10, this charming two-bedroom semi-detached home (with loft room) occupies a generous plot and enjoys far-reaching views, making it an ideal purchase for first-time buyers, downsizers or those seeking a property with excellent outdoor space.

The property is well positioned on a sizeable plot, featuring a beautifully maintained garden with a dedicated sitting area, perfect for relaxing or entertaining. The outdoor space is further enhanced by an array of mature plants, shrubs and established greenery, offering both privacy and a tranquil setting. There are numerous outbuilding all having the benefit of an electricity supply.

To the front and side, the property benefits from ample off-road parking for several vehicles, in addition to a garage, providing excellent storage or further potential.

Internally, the home offers well-balanced accommodation throughout, with two well-proportioned bedrooms and comfortable living space, all complemented by its elevated position which allows for the impressive open outlook.

Located within close proximity to local amenities, transport links and green spaces, this property combines convenience with a peaceful setting, making it a fantastic opportunity in a sought-after BS10 location.

Early viewing is highly recommended.

## Entrance Porch

## Living Room

12' 10" x 11' 4" ( 3.91m x 3.45m )

## Dining Room

13' x 11' 4" ( 3.96m x 3.45m )

## Kitchen

13' 5" x 7' 3" ( 4.09m x 2.21m )

## Living Room

31' 7" x 7' 7" ( 9.63m x 2.31m )

## Shower Room

## Bedroom 1

11' 6" x 11' 3" ( 3.51m x 3.43m )

## Bedroom 2

11' 3" x 9' 11" ( 3.43m x 3.02m )

## Office

18' 9" x 8' 3" ( 5.71m x 2.51m )

Office space with W/C off bedroom 2

## Front Garden

## Rear Garden

## Driveway

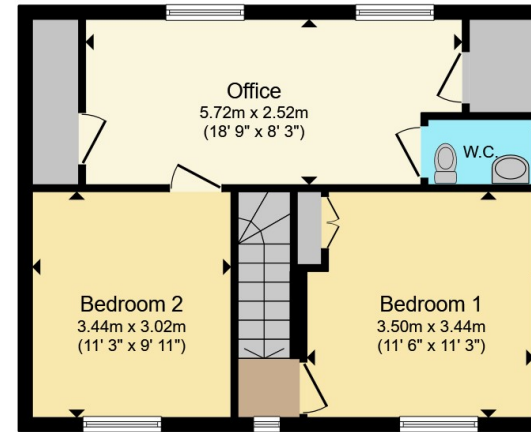








**Ground Floor**



**First Floor**

Total floor area 115.6 m<sup>2</sup> (1,245 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)



To view this property please contact Connells on

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EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold

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