



Connells

Green Park
BRISTOL



Property Description

This charming, modern style back to back, end-of-terrace property, built in the early 2000's, offers a deceptively spacious layout. The home features a good-sized entrance porch leading into a generous lounge area. The modern kitchen/diner complete with integrated appliances, is both stylish and functional. In addition, there is a modern style utility room and cloakroom/WC. Upstairs, the master bedroom boasts a gallery overlooking the lounge, providing a unique and airy feel. An additional double bedroom and bathroom complete the first floor. The property further benefits from an allocated parking space at the front, with additional visitor spaces available.

Entrance Hall

Door to the front, tiled flooring and door to the lounge.

Lounge

15' 6" x 15' 9" max (4.72m x 4.80m max)

Double glazed window to the front, radiator, fitted units and shelving, radiator x 2

Kitchen/ Diner

10' 2" x 10' 3" (3.10m x 3.12m)

Double glazed window to the front, a range of modern style fitted wall and base units, work tops with matching splashbacks, inset one and a half bowl sink unit, induction hob with cooker hood over, built-in under counter electric oven, space for fridge/freezer, integrated dishwasher radiator.

Utility Room

4' 9" x 4' 9" (1.45m x 1.45m)

Space for a washing machine, space for a tumble dryer, work top with matching splashback, storage cupboard, radiator

Cloakroom/Wc

Pedestal wash hand basin, low level WC, tiled splashbacks, radiator.

First Floor Landing

loft access (part boarded), radiator with cover,

Bedroom One

16' 11" max x 12' 2" (5.16m max x 3.71m)

Two double glazed windows to the front, 2 x radiators, balcony overlooking the lounge

Bedroom Two

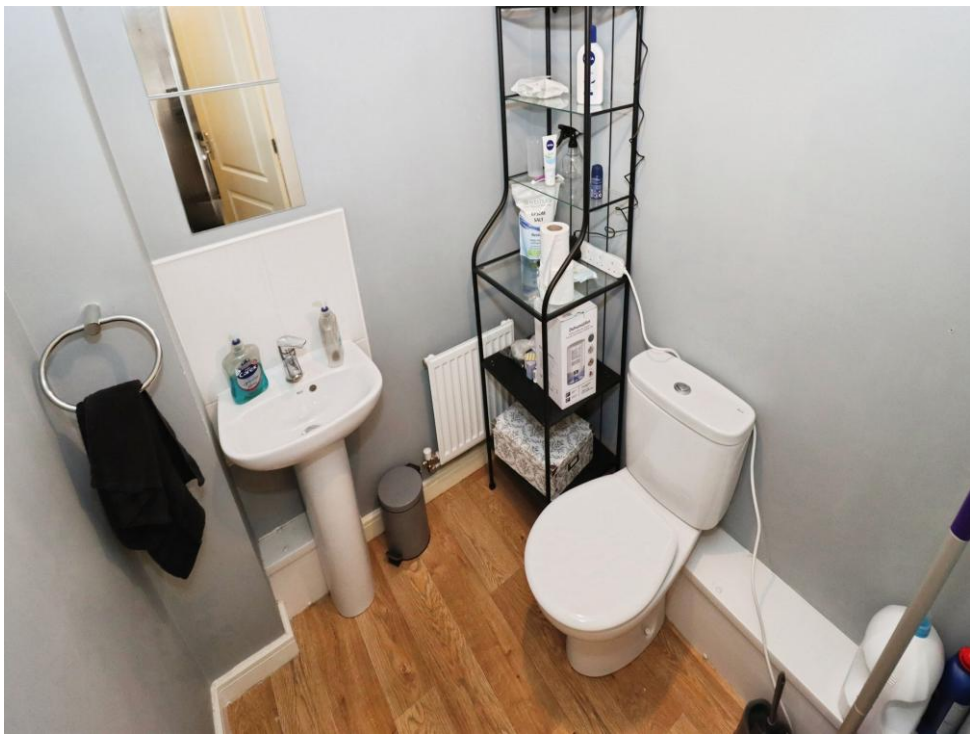
10' 3" x 9' 5" (3.12m x 2.87m)

Double glazed window to the front, radiator.

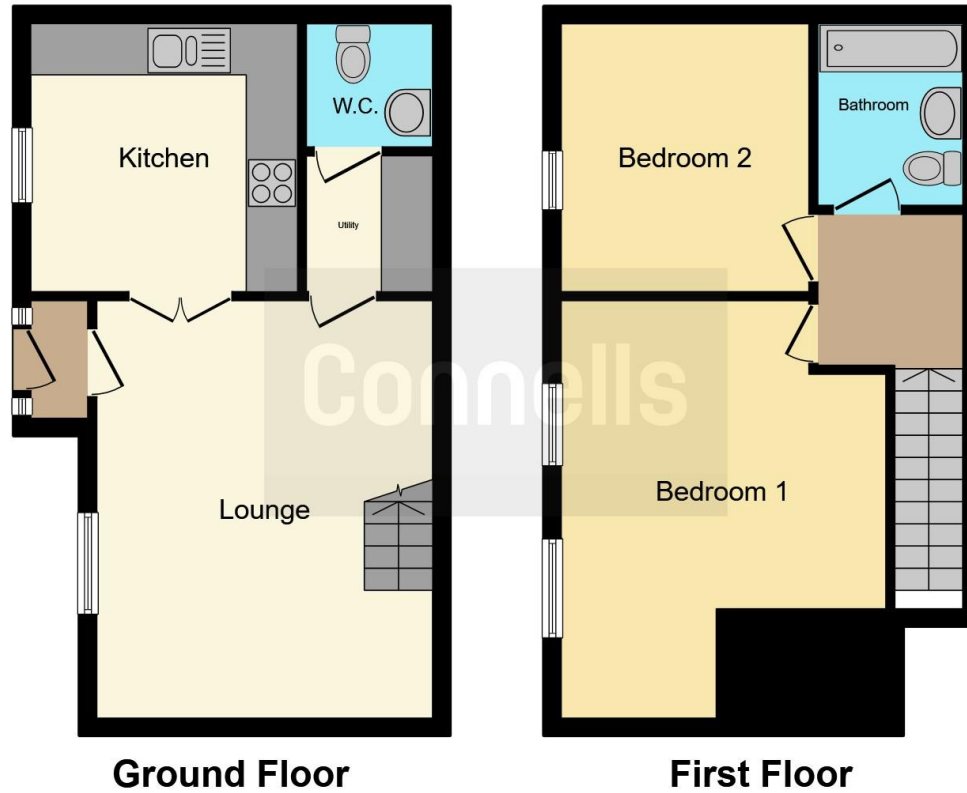
Bathroom

A three piece modern style bathroom, comprising panel bath with mains shower over, pedestal wash hand basin, low level WC, tiled splashback & radiator.









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.focalagent.com

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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

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