



Connells

Fisher Road
Bristol



Property Description

Offered with no onward chain, this two-bedroom semi-detached home presents an excellent opportunity for buyers seeking a renovation project. Requiring comprehensive updating throughout, the property offers an entrance hall, spacious lounge, kitchen and ground floor WC. To the first floor are two generous double bedrooms and a family bathroom. Externally the property benefits from a substantial rear garden offering excellent scope for landscaping. Located within a popular residential area close to local amenities and transport links, the property is ideal for buyers looking to modernise and add value.

Entrance Hall

Window to the front via the entrance door, stairs rising to the first floor accommodation, access into the lounge and radiator.

Lounge

14' x 13' 5" (4.27m x 4.09m)

Bay window to the front elevation allowing plenty of natural light, feature fireplace, generous living space with access through to the kitchen and radiator.

Kitchen

13' 11" x 9' (4.24m x 2.74m)

Windows overlooking the rear garden, fitted with a range of wall and base units with work surfaces over, inset sink and drainer, space for appliances, useful storage cupboard, door leading to the rear garden, access to the

ground floor WC and radiator.

Ground Floor Wc

Window to the side elevation, comprising low level WC and wash hand basin.

Landing

Window to the side elevation, access to both bedrooms, family bathroom and loft hatch.

Bedroom One

14' x 10' 3" (4.27m x 3.12m)

Window to the front elevation, generous double bedroom with built-in storage recess and radiator.

Bedroom Two

12' 5" x 9' 1" (3.78m x 2.77m)

Window overlooking the rear garden, double bedroom with space for bedroom furniture and radiator.

Bathroom

8' 9" x 7' 6" (2.67m x 2.29m)

Window to the rear elevation, fitted with a panelled bath, low level WC, wash hand basin and radiator.

Outside

Front Approach

The property is approached via a pedestrian

pathway with mature hedging providing privacy. Steps and a ramp lead to the front entrance.

Rear Garden

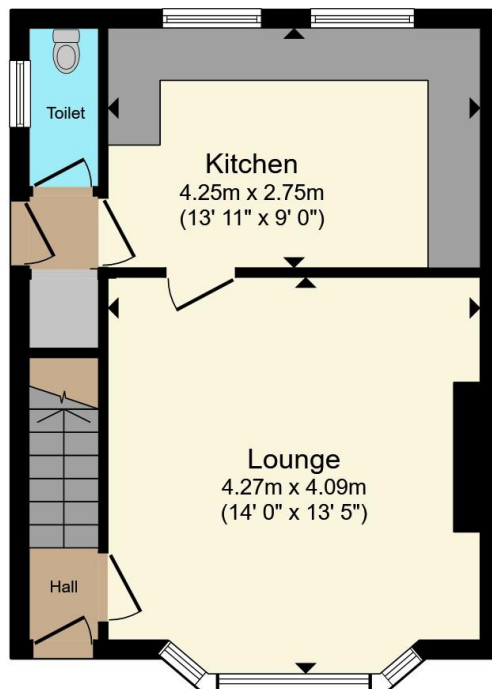
Immediately adjoining the property is a paved patio area leading onto a substantial rear garden. While currently heavily overgrown, the generous plot offers excellent potential for landscaping and creating an impressive outdoor space. The garden also benefits from an outbuilding positioned towards the rear.

Agent's Note

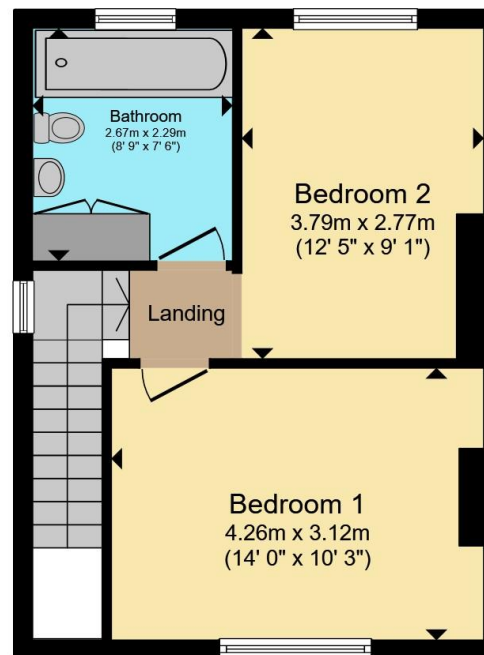
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Ground Floor



First Floor

Total floor area 73.3 m² (789 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

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

Tenure: Freehold

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Property Ref: KWD311602 - 0002