



**Connells**

Coberley  
Bristol



## Property Description

This three bedroom end terrace home offers a well laid out internal space with separate lounge and dining room and kitchen providing side access to the garden. Upstairs there are three bedrooms and a family bathroom. Externally, the property benefits from a tiered front garden and an enclosed rear garden mainly laid to patio, offering a low maintenance outdoor space. A key feature is the garage located to the side of the property with off street parking in front. Situated in a residential area of BS15, the property is within easy reach of local shops, schools and amenities, with good transport links into Bristol city centre and surrounding areas. This property presents a great opportunity for buyers looking to put their own stamp on a home while benefiting from a practical layout and additional features such as garage and parking.

## Entrance Hall

Door to front aspect, carpet flooring, access to stairs rising to first floor, radiator

## Lounge

13' 5" max x 10' 10" max ( 4.09m max x 3.30m max )

Double glazed window to front aspect, carpet flooring, electric fireplace, TV point, under stairs storage cupboard, door to dining room, radiator

## Kitchen

10' 6" x 7' 10" ( 3.20m x 2.39m )

Double glazed window to rear aspect, double glazed window to side aspect, double glazed door to side aspect giving access to garden, range of wall and base units with worktops over, freestanding gas hob and oven, space for washing machine and fridge freezer, part tiled walls, vinyl flooring, door to dining room, radiator

## Dining Room

11' 6" max x 9' 10" max ( 3.51m max x 3.00m max )

Double glazed window to rear aspect, carpet flooring, radiator

## Landing

Double glazed window to side aspect, carpet flooring, loft access hatch, access to all rooms, radiator

## Bedroom One

14' 1" max x 10' 2" max ( 4.29m max x 3.10m max )

Double glazed window to front aspect, carpet flooring, space for freestanding wardrobes, radiator

## Bedroom Two

11' 6" max x 10' 2" max ( 3.51m max x 3.10m max )

Double glazed window to rear aspect, carpet flooring, radiator

## Bedroom Three

10' 6" max x 6' 11" max ( 3.20m max x 2.11m max )

max )

Double glazed window to front aspect, carpet flooring, radiator

## Bathroom

8' 2" x 7' 7" ( 2.49m x 2.31m )

Double glazed obscured window to rear aspect, fully tiled walls, vinyl flooring, walk-in shower with glass screen, WC, wash hand basin with mixer tap, spotlights, radiator

## Outside

Front Garden

Steps rising to front entrance with pathway and tiered front garden laid to stone chippings and

mature shrubs.

Rear Garden

Enclosed rear garden mainly laid to patio with surrounding walls, steps leading to raised seating

area, access to side entrance and external storage. Garage located to the side of the property with

off street parking in front.

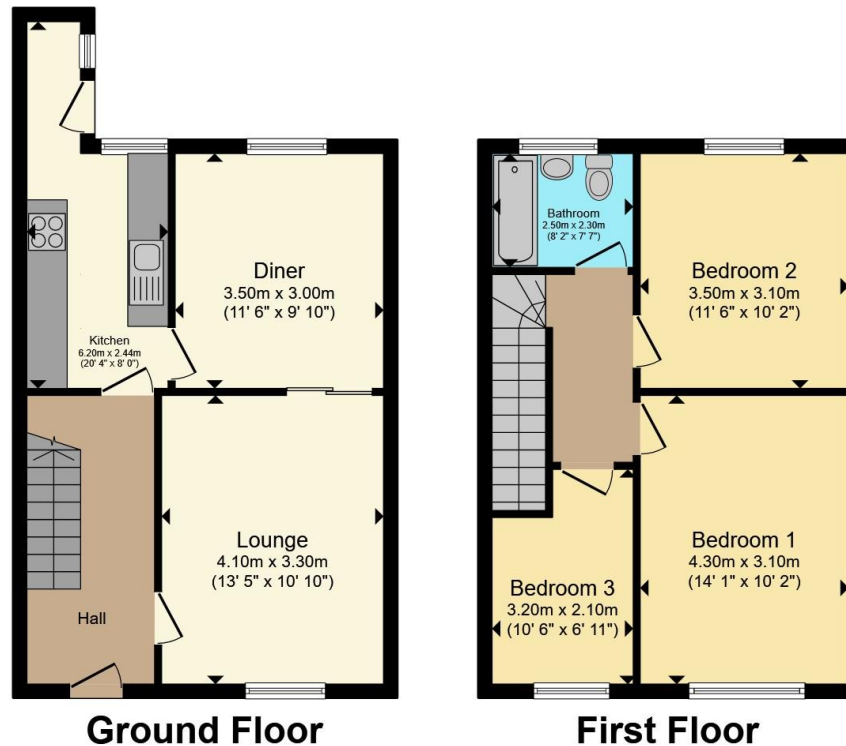
## Agent's Note

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Total floor area 85.3 m<sup>2</sup> (918 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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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: KWD311430 - 0004