





Property Description

Welcome to Corinth Grove, Bristol - a beautifully presented four-bedroom mid-terrace home offered in excellent condition throughout.

At the heart of the property is a bright and modern open-plan kitchen/dining area, perfect for both everyday living and entertaining. The home also benefits from four well-proportioned bedrooms, offering flexibility for families, guests or home working.

Combining a practical layout with a warm, stylish feel, this is a home ready to move straight into. Ideally located close to local amenities, schools, and transport links, it's perfectly suited for convenient, modern living.

Appears to be using easiform construction, check with your provider for the best mortgage option.

Internal Features

Ground Floor Accommodation

Entrance Porch

Double glazed door to the front aspect. UPVC double glazed window. Access through to inner hallway.

Entrance Hall

Access through to Living Room & Kitchen/Dining Room. Stairs rising to the first floor accommodation. Under stairs storage cupboard. Radiator.

Living Room

13' x 12' 8" (3.96m x 3.86m)
UPVC double glazed window to the front aspect. Radiator. Television point. Telephone point. Feature fire place. Archway through to open planing kitchen/dining room.

Kitchen/Dining Room

18' 11" x 10' 6" (5.77m x 3.20m)
Kitchen Area:

Fully fitted kitchen with base and wall mounted units comprising a selection of cupboards and drawers. Work surfaces inclusive of additional breakfast bar area. Stainless steel one and a half sink and drainer unit set in to work surfaces. Five ring gas hob with cooker-hood over. Tiling to all water sensitive and cooking areas. Built in electric double oven. Built in microwave. Built in fridge/freezer. Built in dishwasher. Integrated fridge/freezer. Television point.

Dining Area:

UPVC double glazed french doors to the rear allowing access through to the garden area. Radiator.

First Floor Accommodation

First Floor Landing

Access through to all bedrooms and family bathroom. Loft access hatch.

Bedroom One

13' 1" MAX x 11' 5" MAX (3.99m MAX x 3.48m MAX)
Two UPVC double glazed windows to the front aspect. Radiator. Television point. Built in wardrobes.

Bedroom Two

12' 6" MAX x 11' 3" MAX (3.81m MAX x 3.43m MAX)
Two UPVC double glazed windows to the front aspect. Built in double wardrobes. Radiator.

Bedroom Three

10' 5" x 6' 10" (3.17m x 2.08m)

UPVC double glazed window to the rear aspect. Radiator.

Bedroom Four

9' 2" x 7' 5" (2.79m x 2.26m)

UPVC double glazed window to the rear aspect. Radiator.

Bathroom

Three piece suite comprising of panelled bath with Electric shower, Low Level WC & wash hand basin. Radiator. Fully tiled throughout.

External Features

Front Garden

Low level fence surround. Laid to lawn. Patio style path leading to front porch.

Rear Garden

Enclosed by wooden panel fencing. Mainly laid to lawn. Access through to outbuilding containing separate Low Level WC.

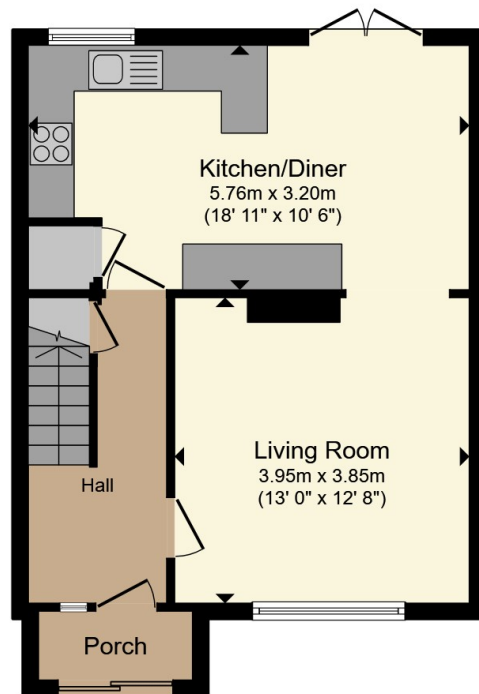
Boiler

The property benefits from a modern boiler which is currently subject to a finance agreement. This agreement will be transferred to the incoming purchaser upon completion, with full details of the terms, monthly payments, and remaining balance available on request.

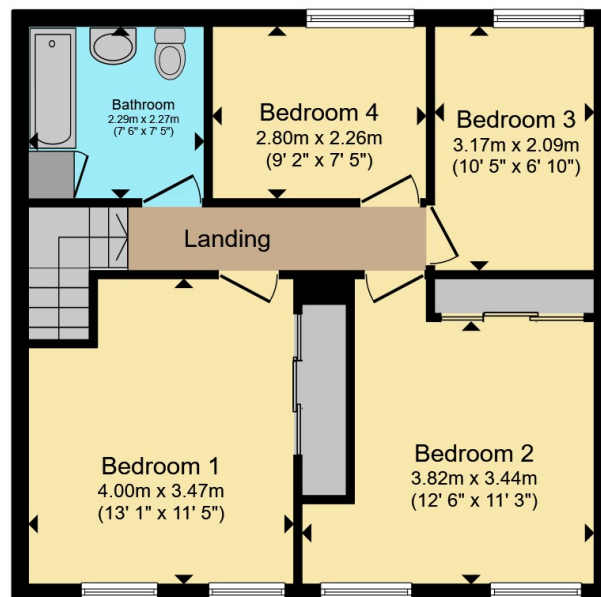
Aml

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor

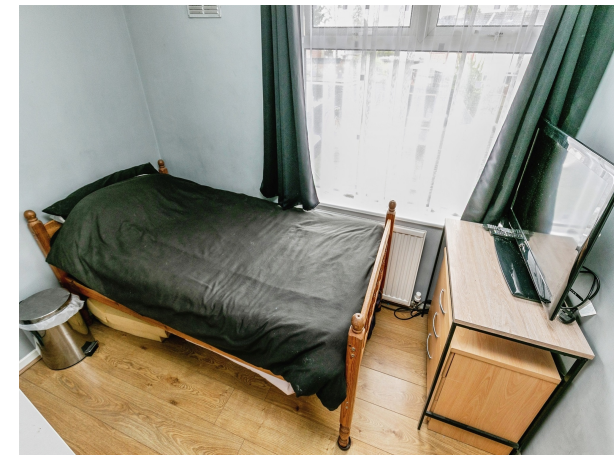


First Floor

Total floor area 98.0 m² (1,055 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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6 Canford Lane
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EPC Rating: C Council Tax
Band: B

view this property online connells.co.uk/Property/WOT309466

Tenure: Freehold



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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