



**Connells**

Furber Road  
Bristol



## Property Description

Offered to the market is this spacious three-bedroom terraced home benefiting from off-street parking to the front and a generous rear garden. The accommodation comprises an entrance hall, living room, separate dining room, kitchen and a garden room overlooking the rear garden. The layout provides flexible living space with two reception rooms and excellent potential for modernisation or personalisation. To the first floor are three bedrooms and a family bathroom.

Bedrooms one and two are comfortable doubles whilst the third bedroom offers an ideal nursery, home office or child's bedroom. Externally, the front provides off-street parking and a pathway leading to the entrance. The rear garden enjoys a patio area leading onto a long lawned garden with mature trees, shrubs and planting. Situated within a popular residential location, the property is conveniently positioned for local schools, shops, parks and transport links.

## Entrance Hall

Front aspect entrance door with access to the living room, dining room and kitchen, radiator.

## Living Room

12' 6" max x 12' 5" max ( 3.81m max x 3.78m max )

Front aspect double glazed window, feature chimney breast, radiator.

## Dining Room

11' 11" x 11' 7" ( 3.63m x 3.53m )

Rear aspect double glazed window with access to the garden room and kitchen, radiator.

## Kitchen

12' 7" x 6' 6" ( 3.84m x 1.98m )

Side aspect double glazed window, fitted kitchen units with work surfaces and access to the rear garden, radiator.

## Garden Room

11' 6" x 8' 2" ( 3.51m x 2.49m )

Rear aspect double glazed windows and door opening onto the rear garden, radiator.

## Landing

Providing access to all first-floor rooms, radiator.

## Bedroom One

12' 6" max x 11' 10" max ( 3.81m max x 3.61m max )

Front aspect double glazed window fitted storage area and chimney breast, radiator.

## Bedroom Two

11' 11" max x 11' 10" max ( 3.63m max x 3.61m max )

Rear aspect double glazed window, chimney breast, radiator.

## Bedroom Three

8' 4" max x 6' 6" max ( 2.54m max x 1.98m max )

Front aspect double glazed window, radiator.

## Bathroom

6' 6" x 6' 5" ( 1.98m x 1.96m )

Rear aspect obscure double-glazed window, panel bath, wash hand basin and low-level WC, radiator.

## Outside

### To The Front

Gravel driveway providing off-street parking with pathway leading to the front entrance. Mature

shrubs and planting border the front garden creating a pleasant approach.

### To The Rear

Paved patio area leading onto a generous lawned garden. Mature trees, shrubs and established

planting throughout with fenced boundaries and ample space for seating, entertaining and family use.

## Agent's Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we

will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

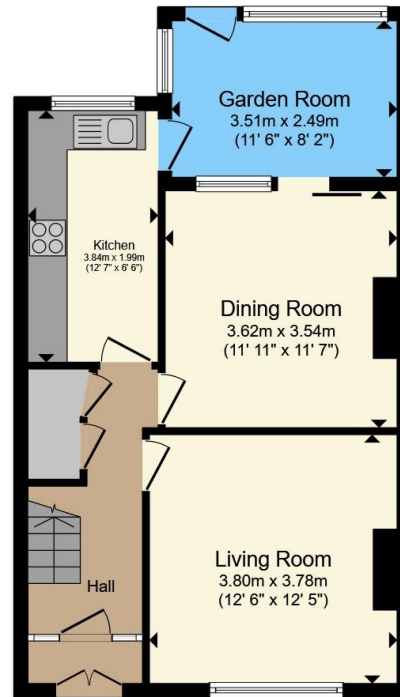
## Agent's Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

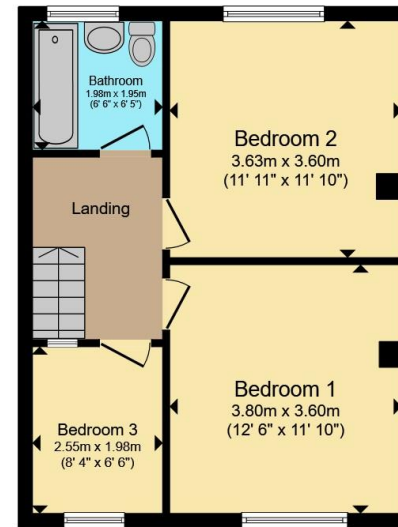








**Ground Floor**



**First Floor**

Total floor area 96.2 m<sup>2</sup> (1,036 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: D Council Tax  
 Band: C

Tenure: Freehold

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