



53, Coronation Road, Kingswood Bristol,  
South Gloucestershire, BS15 9SA

£335,000

Anne James Estate Agents are pleased to offer for sale this semi detached property set within a popular area of Kingswood close to all local amenities. The well presented accommodation can be assessed via a front door which leads to a entrance hallway with access to the WC and ground floor bathroom and lounge. The bright and airy lounge leads onto a kitchen with steps down to a dining room. To the first floor are three generous bedrooms with en suite to the master bedroom. To the rear of the property are well tended gardens with seating area, and to the front of the property is a driveway providing plenty of parking for several vehicles.

### Entrance

uPVC entrance door leading to the entrance hallway.

### Entrance Hallway

uPVC double glazed obscure window to the side, single radiator, laminate flooring, under stairs storage cupboard, door leading to the WC, bathroom and lounge.

### WC

uPVC double glazed obscure window to the side. White low level WC, single radiator, tiled floor, part tiled walls.

### Bathroom

uPVC double glazed obscure window to the side, white bath with shower over and glass screen, wall hung sink, tiled floor, fully tiled walls, stainless steel ladder electric radiator.

### Lounge

13' 4" x 15' 0" (4.06m x 4.57m) into bay.

uPVC double glazed bay window to the front, single radiator, fireplace with wood burner, cove ceiling, bi-fold door to the kitchen.

### Kitchen

12' 6" x 6' 11" (3.82m x 2.10m)

uPVC double glazed window to the rear. Range of wood wall and base units with rolled top worktops with single drainer sink unit with mixer tap, tiled splashbacks, laminate flooring, five ring gas hob with electric oven, integrated fridge and freezer, space for washing machine and dishwasher, steps down to the dining room.

### Dining Room

11' 6" x 11' 7" (3.50m x 3.54m)

Two uPVC double glazed windows to the rear, uPVC double glazed patio doors and window to the side, single radiator, laminate tile effect flooring.

### Half Landing

uPVC double glazed obscure window to the side.





### Bedroom One

14' 5" narrowing to 11'4" x 9' 7" (4.39m narrowing to 3.45m x 2.91m)

uPVC double glazed window to the front, single radiator, cove ceiling, door leading to ....

### En Suite

uPVC double glazed obscure window to front, double shower cubicle, white low level WC, pedestal wash hand basin, single radiator, fully tiled walls, laminate flooring.

### Bedroom Two

10' 9" x 9' 10" (3.28m x 3.00m)

uPVC double glazed window to the rear, single radiator, storage cupboard housing combination unit.

### Bedroom Three

8' 2" x 8' 4" (2.50m x 2.55m)

uPVC double glazed window to the rear, single radiator.



### Outside

#### Front

Laid to brick paviour providing ample off street parking, Access to the side.

#### Rear Garden

With two decking area's and lawn. Steps leading down to another lawn and shrub border with wendy house and sun house (needs attention) enclosed by wood fencing,



For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol