



16, Lavers Close, Kingswood, Bristol, South
Gloucestershire, BS15 9ZG

Offer is excess of £250,000

Offered for sale with NO ONWARD CHAIN is this three-bedroom end of terrace property now in need of complete refurbishment. The property benefits from Upvc double glazing and gas central heating and briefly comprises of a hallway with cloakroom, a lounge / dining room, and a kitchen to the ground floor. Upstairs can be found three generous bedrooms and a bathroom. Externally, the garden to the front of the property is laid to shingle, the rear garden is of a generous size and easily maintained being laid to shingle and patio. Well placed for Kingswood and Hanham High Street's, the Ring Road and Bristol and Bath City Centres, early viewing is highly recommended.

Entrance

uPVC double glazed door to the hallway.

Hallway

Staircase to first floor, storage cupboard, single radiator, doors to lounge/dining room, kitchen and cloakroom

Cloakroom

uPVC obscure window to the front, low level WC, wash hand basin, single radiator.

Lounge/Diner

23' 9" x 11' 1" (7.24m x 3.37m)

uPVC double glazed windows to the front and rear, two single radiators..

Kitchen

11' 0" x 7' 5" (3.36m x 2.26m)

uPVC double glazed window and glazed wooden door to the rear, range of wall and base units, stainless steel sink, space for cooker, washing machine and fridge freezer, double radiator.

First Floor Landing

Doors leading to all bedrooms and bathroom, airing cupboard and storage cupboard.

Bedroom One

10' 9" x 9' 6" (3.27m x 2.90m)

uPVC double glazed window to the front, single radiator.

Bedroom Two

10' 10" x 8' 7" (3.30m x 2.61m)

uPVC double glazed window to the rear, single radiator.

Bedroom Three

9' 8" x 6' 4" (2.94m x 1.92m)

uPVC double glazed window to the front, single radiator.

Bathroom

uPVC double glazed window to the rear, white suite comprising of wash hand basin, panel bath with electric shower over, single radiator.





Front

The front garden is laid to shingle with a pathway leading to the front door.

Rear Garden

The rear garden is of a generous size, enclosed and mainly laid to shingle with a patio area.

Tenure

Freehold

Council Tax Band

Band B

Local Authority

South Gloucestershire



Floorplan and EPC to be added when available

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed 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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