



24, The Orchards, Kingswood, Bristol, South  
Gloucestershire, BS15 9UF

£299,950

Anne James is delighted to offer to the market this three-bedroom home located in a cul-de-sac setting within this popular location. Having been occupied by the same family since new, this spacious terraced property now offers Upvc double glazing, gas central heating, a generous conservatory and light and airy accommodation. Ideal for the first time buyer, the ground floor comprises of a hallway, a modern kitchen/diner, a spacious lounge, and a conservatory with glass roof. A door from the conservatory leads into a low maintenance, west facing rear garden. With three bedrooms on the first floor and a modern shower room. This further benefits from off street parking and a single garage. Offered for sale with no onward chain, early viewing is highly recommended.

### Entrance

uPVC double glazed entrance door with side panels leading to the entrance hallway.

### Entrance Hallway

Staircase to the first floor, under stair storage cupboard, radiator, glazed doors into the kitchen and lounge.

### Lounge

14' 8" x 11' 4" (4.48m x 3.46m)

uPVC double glazed door and window to the conservatory, feature fireplace with gas fire, double radiator, TV aerial point.

### Conservatory

9' 4" x 7' 10" (2.84m x 2.38m)

uPVC double glazed construction on a dwarf wall, laminate tile effect flooring, glass roof, doors leading into the rear garden.

### Kitchen/Dining Room

11' 1" x 8' 7" (3.37m x 2.61m)

uPVC double glazed window to the front, range of wall and base units with rolled edge worksurfaces and tiled splashbacks, stainless

steel sink unit with mixer tap, space for fridge/freezer, space for electric cooker, space for washing machine, space for table and chairs, radiator.

### First Floor Landing

Access to the loft hatch, doors leading to the bedrooms and bathroom.

### Bedroom One

11' 9" x 8' 7" (3.59m x 2.62m)

uPVC double glazed window to the front, telephone point, radiator.

### Bedroom Two

11' 5" x 8' 10" (3.48m x 2.68m)

uPVC double glazed window to the rear, range of fitted wardrobes, wall mounted Worcester boiler, radiator.





### Bedroom Three

5' 5" x 8' 10" (1.66m x 2.69m)

uPVC double glazed window to the rear.

### Shower Room

5' 2" x 5' 1" (1.57m x 1.54m)

uPVC double glazed obscure window to the front, vanity wash hand basin, walk in corner shower cubicle with mains shower and glass screen, low level WC, radiator.

### Front

There is a driveway to the front of the property providing off street parking.



### Rear Garden

The west facing rear garden is enclosed and private with gated access to a lane which provides access to a single garage.

### Garage

There is a garage to the rear of the property which can be accessed via a lane, the garage has an up and over door.

### Tenure

Freehold

### Local Authority

South Gloucestershire

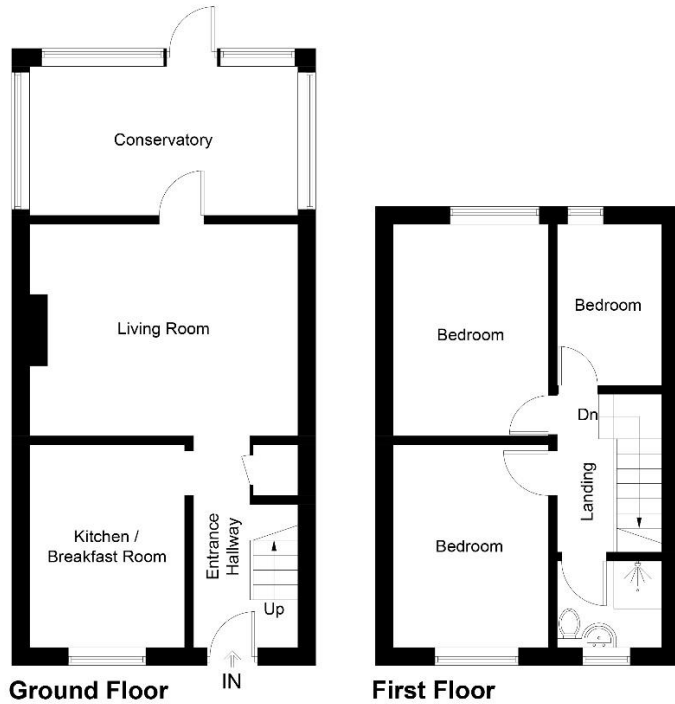
### Council Tax band

Council Tax Band C



## 24 The Orchards

Approximate Gross Internal Area = 76.1 sq m / 819 sq ft



For illustrative purposes only. Not to scale. ID1125013  
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
 Floor Plan Produced by EPC Provision



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.