



2, Bellevue Road, Kingswood, Bristol, South
Gloucestershire, BS15 9TU

£365,000

Anne James Estate Agents are delighted to offer to the market this popular bay fronted style, 1960's, three bedroom semi detached home which has been lovingly cherished by the current vendor. Ideal for the growing family this property boasts spacious accommodation to briefly include an entrance porch, a spacious hallway, a lounge/diner and a kitchen/breakfast room to the ground floor. To the first floor can be found three generous bedrooms and modern bathroom. The property sits in an elevated position with gardens to the front, side and rear and boasts gated driveway parking which leads to a spacious garage. Further benefits include Upvc double glazing and gas central heating. Well placed for all local amenities, schools and shopping facilities, early viewing is super property is highly recommended.



Entrance

Upvc double glazed French doors to the entrance porch, door with stained and leaded side panels to the hallway.

Entrance Hallway

Staircase with Oak handrail and glass balustrade to the first floor, double radiator, inset down lighting, Oak door to the lounge/diner and Oak door to the kitchen,

Lounge/ Diner

25' 11" x 12' 0" widest point (7.90m x 3.65m)
Upvc double glazed bay window to the front,
Upvc double glazed window to the rear, two radiators, feature fireplace, coving, dado rail, TV point, wall lights.

Kitchen/Breakfast Room

15' 3" x 6' 11" widening to 2.65m (4.66m x 2.12m)
Upv double glazed windows to the rear and side , composite half glazed door to rear porch, door to under stair storage cupboard, (currently housing fridge/freezer) breakfast bar, range of wall and base units with square edge work surfaces, tongue and groove half clad walls,



stainless steel 1.5 bowl sink unit with mixer tap, stainless steel gas hob, stainless steel cooker hood, stainless steel oven, integrated washing machine, inset spot lights, laminate flooring and Velux window.

Rear Porch

4' 8" x 3' 10" (1.41m x 1.16m)
Upvc double glazed construction, Upvc double glazed door to the rear, radiator, tiled flooring.

First Floor Landing

Upvc double glazed window to the side, double radiator, Oak doors into the bedrooms and bathroom, inset spot lights, loft hatch to a part boarded, insulated loft space with ladder and Velux window.

Bedroom One

14' 2" x 10' 10" (4.32m x 3.29m)
Upvc double glazed bay window to the front, radiator, coving, laminate flooring.

Bedroom Two

12' 2" x 10' 10" (3.70m x 3.29m)
Upvc double glazed window to the rear, coving, radiator, fitted wardrobe





Bedroom Three

8' 10" x 7' 3" (2.68m x 2.20m)

Upvc double glazed window to the front, radiator, coving.

Bathroom

7' 2" x 5' 7" (2.18m x 1.69m)

Upvc double glazed obscure window to the rear, panel bath with mixer tap, low level WC. pedestal wash hand basin, radiator.

Detached Garage

16' 10" x 11' 7" (5.13m x 3.54m)

Electric roller door, Upvc courtesy door to the side, window to the side, power and light supply,

Garden Shed/Workshop

11' 4" x 7' 7" (3.46m x 2.32m)

Entrance door with steps into the workshop, window to the side, power and light supply.

Front Garden

There are double gates to a driveway and steps which lead to the front door, there are tree and shrub borders.

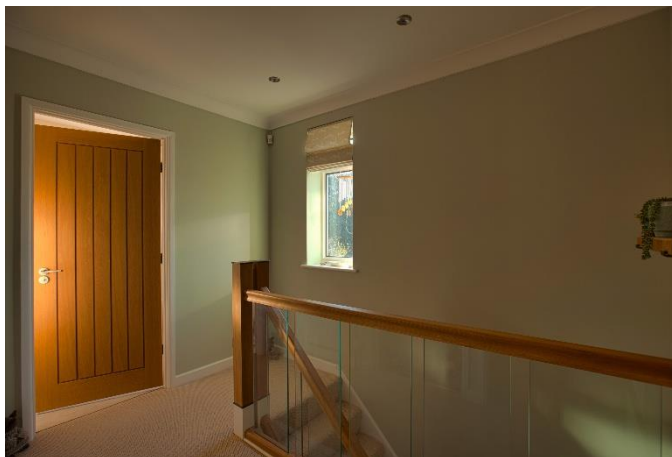
Rear and side garden

The side and rear gardens are enclosed with a south westerly aspect, there is a decked area, with mature tree and shrub borders, outside tap and lighting and seps leading to the garage and a further gated driveway.

Council Tax Band Band C

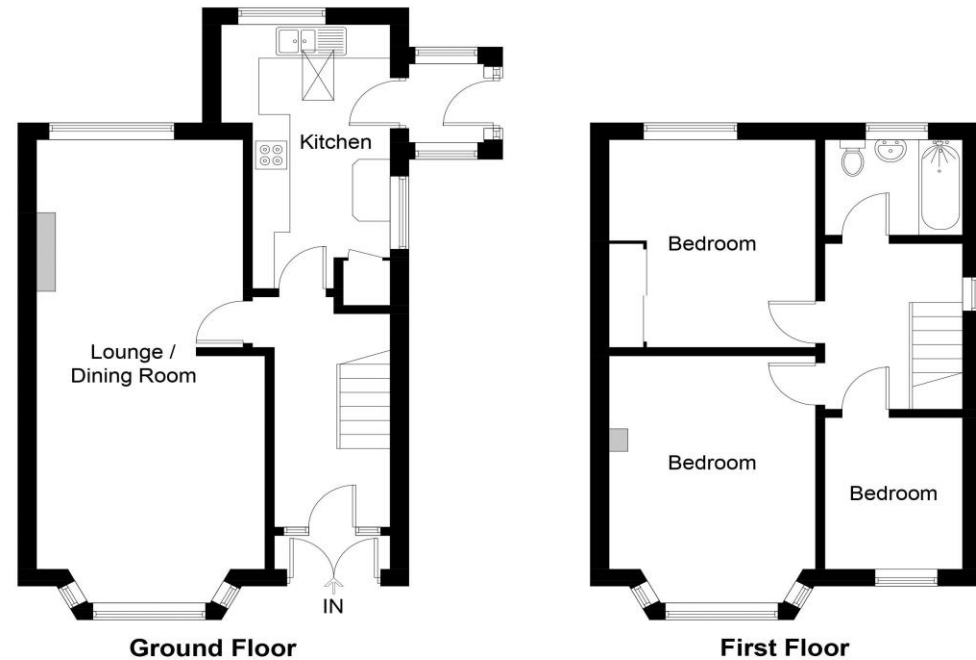
Local Authority South Gloucestershire

Tenure Freehold



2 Bellevue Road

Approximate Gross Internal Area = 97.2 sq m / 1046 sq ft



For illustrative purposes only. Not to scale. ID1176386
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

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.