



21, Kingsway Avenue, Kingswood, Bristol,
South Gloucestershire, BS15 8AW

£299.950

A charming two-bedroom terraced cottage occupying a sought-after location. The property benefits from Upvc double glazing and gas central heating and provides an open plan living space, with a light and airy kitchen and bathroom to the ground floor, Upstairs you will find two large double bedrooms (with potential to create an ensuite shower room). There is off street parking for two vehicles to the front of the property which laid to a generous front garden which is mainly laid to lawn. To the rear of the property you will find a large level garden with a patio area, lawn, shingle seating areas and a garden shed. There is a further wildlife area located to end of the garden. Sure to be of great interest, early viewing of this lovely property is recommended

Entrance Lobby

3' 7" x 2' 11" (1.10m x 0.90m)

The entrance to the property is through a half glazed Upvc door into the entrance lobby, half glazed door to the lounge.

Lounge

13' 11" x 11' 11" (4.23m x 3.62m)

Upvc double glazed window to the front, feature fireplace with electric fire, coving, dado rail, archway to the staircase, single radiator, double radiator, opening into the dining area.

Dining Room

13' 11" x 10' 10" (4.25m x 3.30m)

Upvc double glazed French door to the rear, feature fireplace with gas fire, coving, wall lights, radiator, under stair storage cupboard, multi-paned door leading to the staircase,

Kitchen

10' 6" x 6' 3" (3.19m x 1.91m)

Upvc double glazed window to the side, range of wall and base units with rolled edge work surfaces and tiled splashbacks, stainless steel

sink with mixer tap, space for a washing machine, space for cooker, filter hood, space for a fridge, double radiator, bi fold door into the bathroom.

Bathroom

6' 1" x 5' 4" (1.86m x 1.62m)

Upvc double glazed obscure window to the rear, panel bath, low level WC, fully tiled walls, coving, radiator.

First Floor Landing

Door into bedroom one and door into bedroom two.

Bedroom One

14' 5" x 12' 0" max (4.40m x 3.65m)

Upvc double window to the front, range of fitted wardrobes, radiator.

Bedroom Two

14' 1" x 11' 2" (4.28m x 3.41m)

Upvc double glazed window to the rear, built in storage cupboard, fitted wardrobe housing a Worcester gas boiler, radiator.





Off Street Parking

There is off street parking for two vehicles directly in front of the property.

Front Garden

There is gated access to an enclosed front garden which is mainly laid to lawn with a pathway leading to the front door.

Rear Garden

A particular feature of this property is the rear garden which is approximately 160 ft long, it is mainly laid to lawn with a patio, shingle area's, garden shed and an outside tap. There is a further wildlife garden measuring 40ft which extends beyond the standard garden.



Tenure

Freehold

Local Authority

Bristol City Council

Council Tax Band

Band B



Floorplan and EPC to be inserted

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