





Occupying a sought after location is this well presented three bedroom Victorian terraced cottage which is full of character and contemporary charm. Situated on the Kingswood/Soundwell border this super home is just a short walk to the High Street of Kingswood and bus routes offering excellent links to Bristol and Bath City Centres. Briefly the accommodation offers light and airy accommodation with an entrance hallway, an inviting lounge with a feature fireplace and archway into the dining room, a contemporary kitchen with integrated appliances and a modern white bathroom to the ground floor. Upstairs, you will find three generous bedrooms, two of them with fitted wardrobes. Further benefits include Upvc double glazing, gas central heating and a generous, enclosed south facing rear garden. A super opportunity to purchase a property which has been well maintained and looked after by the current vendors and will surely be of great interest. Early viewing of this fine property is highly recommended.

### Entrance

There is a low boundary wall with gated access to the front door.

### Entrance Hallway

Composite door with obscure glazed panel to the hallway, staircase to the first floor, laminate wood flooring, radiator, under stair cupboard, half glazed door into the lounge/diner, door into the kitchen.

### Dining Room

11' 10" x 9' 4" (3.60m x 2.85m)

Upvc double glazed window to the rear, double radiator, coving, square arch into the lounge, coving, recess shelving.

### Lounge

13' 2" x 11' 7" (4.02m x 3.53m)

Upvc double glazed window to the front, feature fireplace marble hearth and wooden surround and gas fire, TV point, coving, double radiator.

### Kitchen

12' 5" x 6' 11" (3.78m x 2.12m)

Upvc double glazed window to the side, modern

range of wall and base units with square edge work surfaces, integrated oven and gas hob, stainless steel cooker hood, integrated fridge/freezer, integrated dishwasher, space and plumbing for an automatic washing machine, concealed 'Worcester' gas boiler, door to inner lobby.

### Rear Lobby

Upvc double glazed obscure door to the rear, recess shelving, door into the bathroom.

### Bathroom

6' 11" x 5' 6" (2.12m x 1.68m)

Upvc double glazed obscure window to the rear, modern white suite comprising of a panel bath with rainfall shower and shower attachment, glass shower screen, pedestal wash hand basin, low level WC, tiled flooring, tiled splash backs, inset spot lights, extractor fan.

### Landing

Door at half landing to bedroom three, further steps to landing, loft hatch to insulated loft space.







### Bedroom One

15' 0" x 11' 9" (4.58m x 3.59m)

Upvc double glazed window to the front, radiator, built in wardrobes.

### Bedroom Two

11' 10" x 9' 7" (3.60m x 2.92m)

Upvc double glazed window to the rear, radiator, built in wardrobe.

### Bedroom Three

9' 0" x 7' 1" (2.74m x 2.17m)

Upvc double glazed window to the rear, radiator.



### Rear Garden

The enclosed rear garden is of a generous size and south facing, it is mainly laid to lawn and patio, with mature shrub and flower borders and a garden shed. There is gated access to the rear.

### Tenure

Freehold

### Local Authority

South Gloucestershire

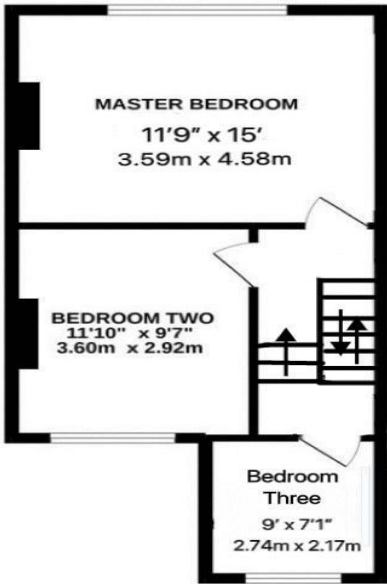
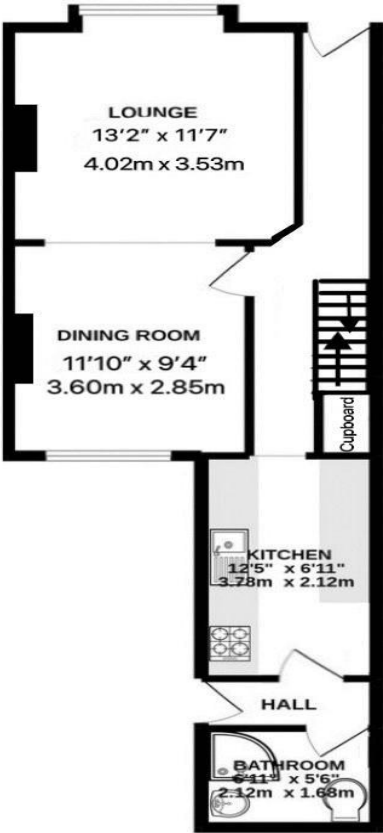


### Council Tax Band

Band B

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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.