



44, Holly Hill Road, Kingswood Bristol, South  
Gloucestershire, BS15 4DH

£425,000

A well-presented extended, three-bedroom end of terrace house with Annexe. The property boasts well-presented accommodation which has new carpets and recently painted briefly comprises of an entrance hallway, two reception rooms and a kitchen to the ground floor. To the first floor you will find two double bedrooms, bedroom one with an ensuite and a single bedroom and a modern white shower room. A further benefit is a converted garage which is now a one-bedroom self-contained Annexe. The annexe has its own entrance and offers a living room/kitchen and a double bedroom with en-suite shower room which could be perfect for a family member looking for their own independence, or guest or possible rental income. Utilities for the annexe are connected to the main property. (The annexe has a Certificate of Lawfulness) There is a small garden to the front and a driveway providing off street parking for three cars. There is an enclosed rear garden laid to lawn with a raised patio area and mature flower and shrub borders. Well placed for Kingswood High Street,

### Entrance

Upvc double glazed door with matching side panel to the front.

### Entrance Hallway

19' 0" x 5' 0" (5.79m x 1.53m)

Stair case to the first floor, cupboard housing utility meters, radiator, coving, telephone point, door into reception one, door into reception two.

### Reception One

13' 0" x 11' 1" into bay (3.97m x 3.38m)

Upvc double glazed bay window to the front, coving, double radiator, wall lights, TV point.

### Reception Two

18' 11" x 11' 1" (5.76m x 3.39m)

Upvc double glazed French doors to the rear, feature fireplace with electric fire, one double radiator, two single radiator, wall lights, coving, dado rail, under stair storage cupboard, stained glass obscure door to the kitchen.

### Kitchen

9' 2" x 8' 7" (2.80m x 2.62m)

Upvc double glazed window to the rear, Upvc double glazed window and door to the side, range of wall and base units with square edge work surfaces and tiled splashbacks, ceramic sink with mixer tap, five ring gas hob, stainless steel oven, plumbing and space for a washing machine, space for a fridge, space for a freezer, unit lighting.

### Landing

Access to loft space, storage cupboard, doors to the bedroom and shower room.

### Bedroom One

10' 11" x 10' 8" (3.34m x 3.26m)

Upvc double glazed window to the front, inset spot lights, TV point, double radiator.

### Bedroom Two

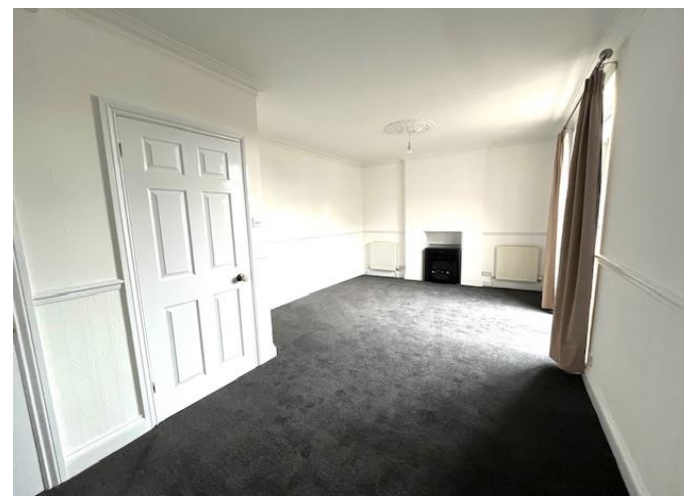
10' 10" x 9' 11" max (3.29m x 3.01m)

Upvc double glazed window to the rear, double radiator, TV point, picture rail, door to ensuite.

### Ensuite

4' 11" into shower x 2' 2" (1.51m x 0.67m)

Tiled shower cubicle with mains shower, low level WC, wash hand basin, extractor fan.





### Bedroom Three

7' 5" x 7' 3" (2.26m x 2.22m)

Upvc double glazed window to the front, radiator, picture rail, storage recess.

### Shower Room

5' 7" x 4' 11" (1.70m x 1.50m)

Upvc double glazed obscure window to the rear, tiled shower cubicle with mains shower, low level WC, pedestal wash hand basin, extractor fan, half tiled walls.

### Annex

Upvc obscure double glazed door into the annex reception room.



### Reception Room

10' 6" x 9' 2" irregular shape max points (3.21m x 2.79m)

Velux roof light, range of wall and base units with square edge work surfaces and tiled splashbacks, composite sink with mixer tap, ceramic hob, stainless steel oven, stainless steel cooker hood, space for a fridge, integrated stainless steel microwave, Tv point, inset spot lights, electric wall heater, laminate wood flooring.



### Bedroom

10' 0" x 9' 4" max irregular shape (3.04m x 2.84m)

Upvc double glazed window to the front, fitted wardrobe, inset spotlights, electric wall heater, laminate wood flooring, door into ensuite.

### En Suite

9' 2" x 4' 6" max irregular shape (2.79m x 1.36m)

Upvc obscure double glazed window to the front, tiled corner shower unit with mains shower and glass enclosure, low level WC, vanity wash hand basin, shaver point, plumbing for automatic

washing machine, inset spot lights, heated towel rail, extractor fan, fully tiled walls, tiled floor.

### Rear Garden

There is gated access to the rear of the property, which is private, enclosed and mainly laid to lawn with a raised patio area and outside lighting.

### Front Garden

There is gated access to a pathway which leads to the front door, there is a lawn area, a mature hedge boundary, outside lighting and a driveway providing off street parking for two/three cars.

### Tenure

Freehold

### Local Authority

South Gloucestershire

### Council Tax Band

Band B

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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