



57a, Orchard Vale, Kingswood Bristol, South
Gloucestershire, BS15 9UL

£160,000

Anne James are pleased to offer to the market this one bedroom upper floor flat situated close to all local amenities that Kingswood has to offer. An ideal opportunity for a first time buyer or investor. The well presented accommodation comprises of a lounge, archway leading to a kitchen, with a bedroom and bathroom. To the outside of the property is an allocated parking space. Viewing is highly recommended.

Entrance

uPVC door leading to the communal hallway, door leading to the staircase to first floor landing.

Landing

Doors to the lounge / kitchen, bedroom and bathroom.

Lounge

12' 10" x 10' 0" (3.9m x 3.06m) to recess uPVC double glazed window to the front, single radiator, wood fire surround, opening to the kitchen.

Kitchen

7' 1" x 8' 1" (2.17m x 2.47m)
uPVC double glazed window to the front. Range of wood effect wall and base units, rolled top worksurfaces with tiled splash backs, stainless steel single drainer sink unit with mixer over, electric oven and hob with extractor over, space for washing machine and fridge freezer, cupboard housing combination boiler, vinyl flooring, double radiator.

Bedroom One

10' 0" x 10' 8" (3.06m x 3.26m)

uPVC double glazed window to the rear, single radiator, built in desk.

Bathroom

5' 10" x 7' 0" (1.78m x 2.14m)

uPVC double glazed obscure window to the rear. White suite comprising single panel bath with shower over and glass shower screen, low level WC, pedestal wash hand basin, part tiled walls, double radiator, laminate flooring.

Outside

To the front is one parking space.





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