



20, Neville Road, Kingswood, Bristol, South
Gloucestershire, BS15 1XX

£399,950

Available with NO ONWARD CHAIN is this well presented detached three-bedroom house. The property which offers well maintained accommodation briefly comprises to the ground floor of an open concept lounge/dining room/hallway and a generous kitchen, to the first floor can be found three generous bedrooms, the principal bedroom with en suite and a family bathroom. The property is also complimented by an adjoining garage and gardens to the front, rear and sides of the property. Further benefits include Upvc double glazing, gas central heating and a driveway. Sure to be of great interest, early viewing is highly recommended.

Entrance

The entrance to the property is through a Upvc double glazed entrance door with matching side panel to the open concept living and dining room.

Open Concept Living/Dining Room

23' 0" x 19' 0" max points (7.02m x 5.78m)
Upvc double glazed bay window to the front, Upvc double glazed French doors to the rear, staircase to the first floor, door into the kitchen, cupboard housing the utility meters, laminate flooring, dado rail, feature fireplace, two double radiators, wall lights, TV point, coving.

Kitchen

14' 3" x 8' 0" max (4.34m x 2.44m)
Upvc double glazed windows to the rear and side, Upvc double glazed door to the side, range of wall and base units with square edge works surfaces, tiled splashbacks, stainless steel sink with mixer tap, gas hob with filter hood over, integrated oven, space for a fridge/freezer, integrated dishwasher, integrated washing machine, wall mounted gas boiler, tiled flooring.

Bedroom One

12' 2" x 9' 9" (3.70m x 2.98m)
Upvc double glazed window to the rear, double radiator, door to En-suite, wall light.

En-Suite

5' 4" x 4' 11" (1.63m x 1.49m)
Tiled shower cubicle with glass screens, electric shower, pedestal wash hand basin, low level WC, fully tiled walls, radiator.

Bedroom Two

11' 5" x 8' 7" to wardrobes (3.49m x 2.61m)
Upvc double glazed window to the front, range of mirror fronted wardrobes, radiator, coving.

Bedroom Three

8' 3" x 8' 1" (2.52m x 2.47m)
Upvc double to the front, radiator.

Bathroom

6' 2" x 4' 11" (1.87m x 1.50m)
Upvc double window to the front, corner bath, pedestal wash hand basin, low level WC, fully tiled walls, extractor fan, spot light.





Garage

15' 9" x 7' 5" (4.80m x 2.25m)

Courtesy door to the rear, window to the side, up and over door.

Front Garden

There is a low boundary wall to the front with a pathway to the front door and a driveway to the garage.

Rear garden

The rear garden extends to both sides of the property with gated access from the front of the property. The garden is enclosed and mainly laid to lawn with two patio areas, mature trees and shrubs.



Tenure

Freehold

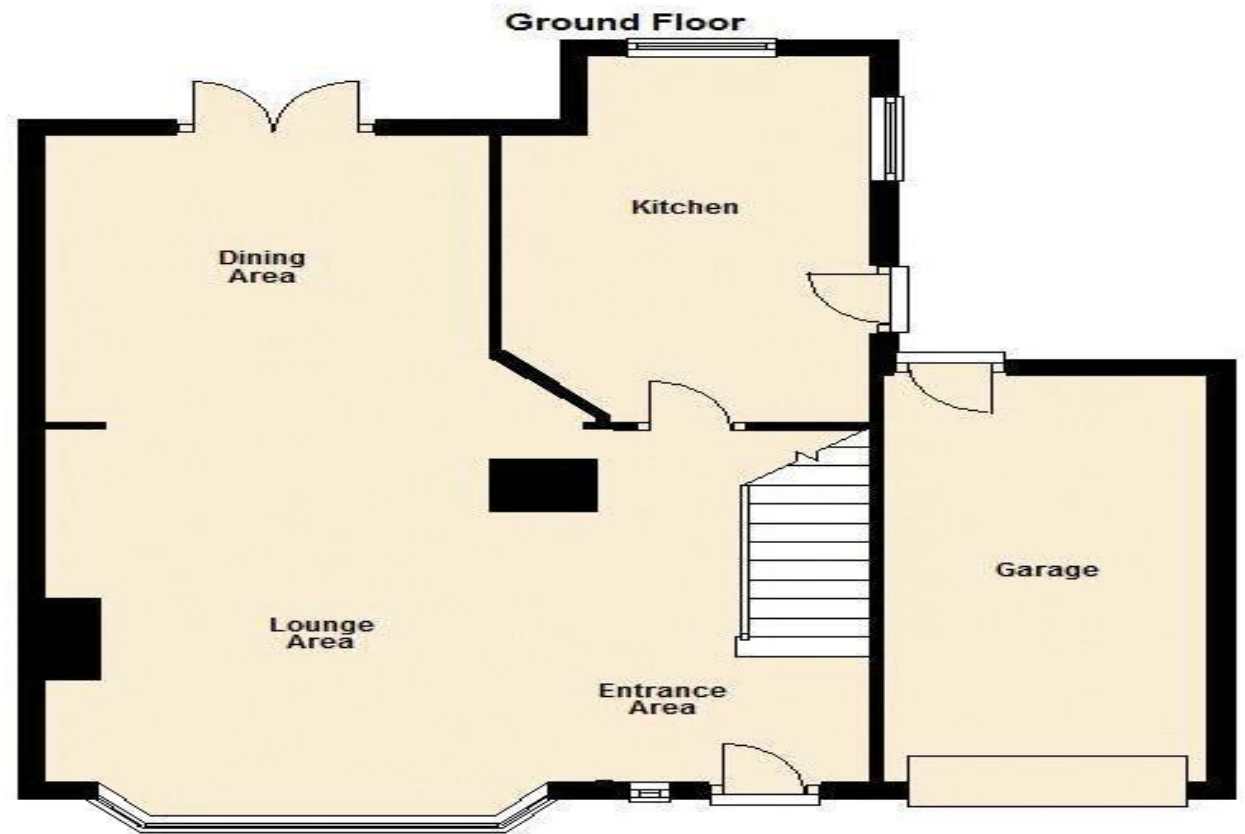
Council Tax Band

Band

Local Authority

South Gloucestershire





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.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol