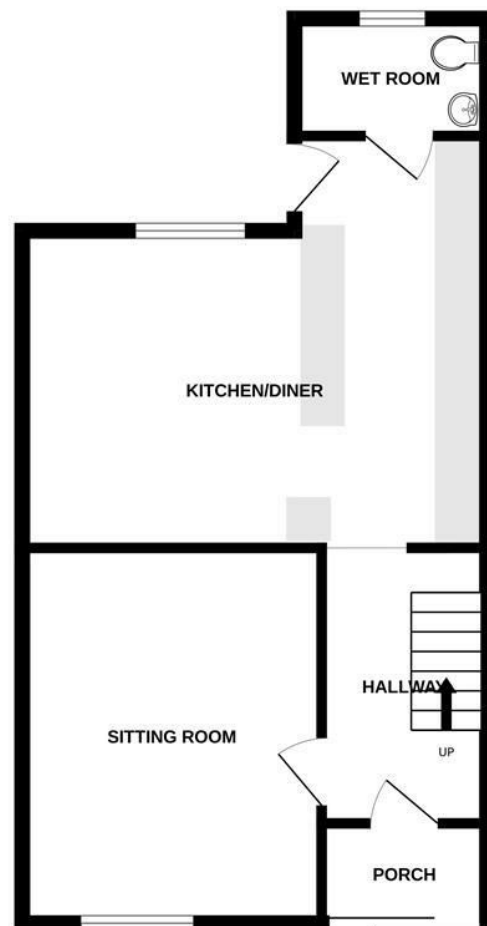


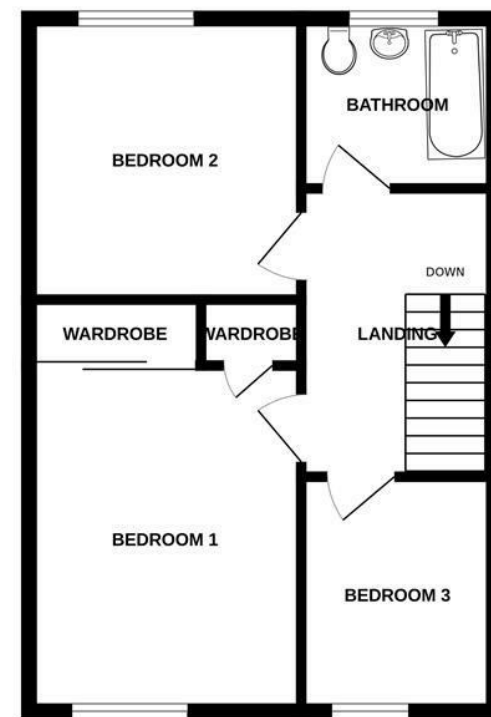
489 Bath Road, Salford, Bristol, BS31 3BA  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR



6 New Cheltenham Road, Kingswood, Bristol, BS15 1TH



£285,000

A well proportioned terraced house with scope for some modernisation conveniently situated for easy access to local amenities.

- No upward sales chain having been in the same ownership since new
- Double glazing and gas fired central heating & with scope for updating
- Porch & entrance hall
- Sitting room
- Kitchen/dining room
- Ground floor wet room
- Three bedrooms
- Bathroom
- Open plan front garden with scope for off street parking (subject to necessary consents)
- Delightful southerly facing walled rear garden

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 6 New Cheltenham Road, Kingswood, Bristol, BS15 1TH

This spacious terraced house originally dates from 1968 and has been in the same ownership since new. It has the advantage of gas fired central heating and double glazing and has been extended to the rear to provide a modern wet room in addition to a hallway, living room and kitchen downstairs while on the first floor there are three bedrooms and a bathroom.

The property has been well cared for and is ready to move into but offers scope for modernisation and provides the opportunity for the purchaser to put their individual stamp on the accommodation to create a property to suit their own requirements.

Externally there is an open plan front garden with scope for off street parking (subject to necessary consents) and an attractive walled rear garden which enjoys a southerly aspect.

New Cheltenham Road is a popular established location with this part of the road being in a one way system, just around the corner from the centre of Kingswood which offers a good range of shops and local amenities and excellent transport links to Bristol City Centre which is approximately 4 miles away.

In all an excellent opportunity for a buyer seeking a well proportioned family home which is well situated with scope to make their own mark.

In fuller details the accommodation comprises (all measurements are approximate):

### GROUND FLOOR

#### PORCH

Sliding entrance door, reeded glazed inner door and screen to

#### HALLWAY

Staircase rising to first floor with storage recess beneath. Radiator.

#### SITTING ROOM 4.25m x 3.39m (13'11" x 11'1")

Double glazed window to front aspect, radiator.

#### KITCHEN/DINING ROOM 5.26m x 3.58m (17'3" x 11'8")

Double glazed window to rear aspect, radiator. Fitted stainless steel single drainer sink unit and built in cupboards and work surfaces. The cooker is included in the sale price. Built in cupboard with radiator (which is a former warm air boiler cupboard - the system has been replaced with a conventional boiler and radiators).

#### REAR LOBBY

Double glazed door to outside. Fitted work surface with appliance space beneath, door to

#### WET ROOM

Double obscure glazed window to rear aspect. Radiator. Modern suite in white with chrome finished fittings comprising wc with concealed cistern and wash basin with mixer tap and cupboard beneath. Mira independent electric shower. Fully tiled walls.

### FIRST FLOOR

#### LANDING

Access to roof space, radiator.

#### BEDROOM 4.66m to max x 3.02m (15'3" to max x 9'10")

Double glazed window to front aspect, built in wardrobe and shelved cupboard with gas fired combination boiler (included in measurements).

#### BEDROOM 3.19m x 3.04m (10'5" x 9'11")

Double glazed window to rear aspect, radiator.

#### BEDROOM 2.65m x 2.12m (8'8" x 6'11")

Double glazed window to front aspect, radiator.

#### BATHROOM

Double glazed window to rear aspect, half tiled walls, radiator.

Pink suite comprising wc, wash basin and walk in bath.

### OUTSIDE

#### FRONT GARDEN

Laid to pavings and a gravelled bed with scope to create off street parking (subject to obtaining consents for a drop kerb).

#### REAR GARDEN 8.5m deep x 5.5m wide (27'10" deep x 18'0" wide)

The garden is walled and level with a southerly aspect and a pedestrian rear access. It comprises a paved patio and cultivated garden which is richly stocked with shrubs and bushes including a number of attractive Japanese maples. A garden shed is included in the sale price.

#### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is B. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

#### TENURE

Freehold.

#### ADDITIONAL INFORMATION

The property is in a coal mining area for which it is recommended a mining report is obtained.

The sale is subject to probate which has been applied for, further details are available from the agents.

Services - Mains water, drainage, electricity & gas

Broadband - Ultrafast 1000Mbps available (Source - Ofcom)

Mobile - Coverage likely from EE, O2, Vodafone and Three (Source - Ofcom)

