

HUNTERS®

HERE TO GET *you* THERE



Henshaw Close

Kingswood, Bristol, BS15 1QQ

£325,000



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this spacious semi-detached family home located within a quiet cul-de-sac position which is conveniently located within easy reach of both Kingswood and Fishponds High Streets with their array of shops, coffee shops and restaurants. The spacious accommodation comprises in brief to the ground floor: porch, hallway, lounge, dining room with patio door out to garden and a modern fitted kitchen. To the first floor can be found 3 generous sized bedrooms and a shower room. The property further benefits from having: double glazing, gas central heating, well tended lawn front & rear gardens, driveway providing ample off street parking, carport and garage with electric roller shutter door.

PORCH

Access via a UPVC double glazed sliding door, tiled floor, hardwood stained glass door to hallway.

HALLWAY

Coved ceiling, radiator, under stair storage cupboard housing gas and electric meters, alarm control panel, stairs rising to first floor, door to kitchen.

KITCHEN

10'9" x 8'10" (3.28m x 2.69m)

UPVC double glazed window to rear, opaque UPVC double glazed door leading out to rear garden, range of cream high gloss wall and base units, laminate work top incorporating a single composite sink bowl unit with mixer tap, space for cooker, stainless steel extractor fan hood, space and plumbing for washing machine, space for under counter fridge and freezer, double radiator, tiled splash backs, wood effect

laminate floor, archway leading through to dining room.

DINING ROOM

10'8" x 9'0" (3.25m x 2.74m)

Coved ceiling, UPVC double glazed patio door to patio/rear garden, opening leading through to lounge.

LOUNGE

14'4" x 11'11" (4.37m x 3.63m)

UPVC double glazed window to front, coved ceiling, TV point, gas fire with back boiler system, marble hearth, thermostat to side alcove, 2 wall lights.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to side, loft hatch, doors leading to bedrooms and bathroom.

BEDROOM ONE

14'5" x 10'7" (4.39m x 3.23m)

UPVC double glazed window to front, built in airing cupboard housing hot water tank, fitted mirror fronted wardrobes.

BEDROOM TWO

10'9" x 10'7" (3.28m x 3.23m)

UPVC double glazed window to rear, radiator.

BEDROOM THREE

8'6" x 7'5" (2.59m x 2.26m)

UPVC double glazed window to front, radiator.

SHOWER ROOM

Opaque UPVC double glazed window to rear, suite comprising: close coupled W.C, pedestal wash hand basin, corner shower enclosure housing Mira

electric shower system, tiled walls, chrome heated towel rail, shaver point.

OUTSIDE:

REAR GARDEN

Split level patio, pergola, steps leading to a well tended lawn, plant and shrub borders, water tap, security light, courtesy door to garage, side gated access, enclosed by boundary fencing.

FRONT GARDEN

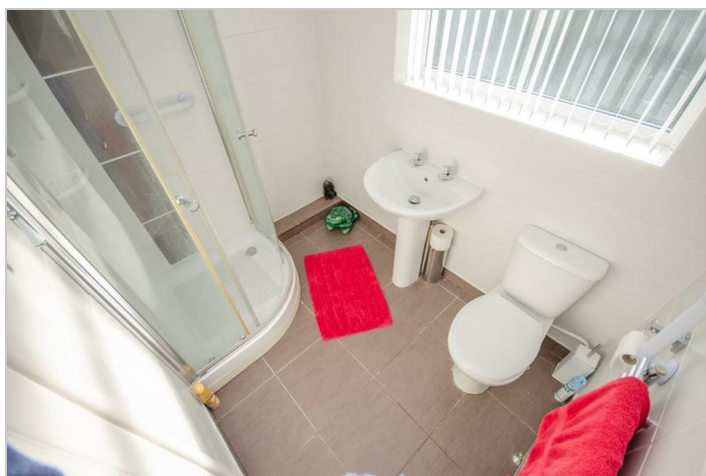
Good size lawn, stone borders, pathway to entrance, enclosed by boundary wall.

DRIVEWAY & CARPORT

Driveway to front and leading to side of property providing off street parking for several cars, carport providing under cover space.

GARAGE

Single detached garage to side of property, electric roller shutter door access.



Road Map



Hybrid Map



Terrain Map



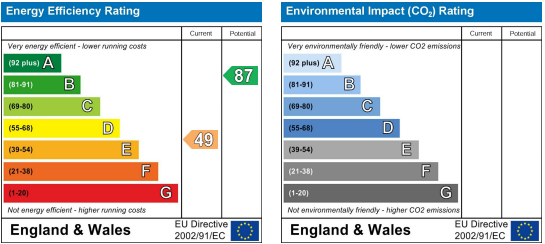
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.