

HUNTERS®

HERE TO GET *you* THERE



Middle Road

Kingswood, Bristol, BS15 4XL

£350,000



Council Tax:



82 Middle Road

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this bay fronted middle terrace family home which has been extended to the rear. The property is conveniently located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being situated within easy reach of many popular schools and for amenities.

The well presented accommodation comprises to the ground floor; entrance hall, a generous sized lounge, a kitchen/diner and a utility room/cloakroom. To the first floor there are three bedrooms and a modern bathroom suite with an over bath shower system.

Externally to the front of the property is an area which is laid to Tarmac and provides two off street parking spaces. To the rear of the property is a good sized garden which is mainly laid to lawn and patio.

Additional benefits include; uPVC double glazed windows and gas central heating which is supplied by a Vaillant boiler.

An internal viewing appointment is highly recommended to fully appreciate what this super property has to offer.

ENTRANCE

Via an opaque glazed door, leading into entrance hall.

ENTRANCE HALL

High level cupboard housing consumer unit and electric meter, radiator, laminate flooring, stairs leading to first floor accommodation and doors leading into lounge and kitchen/diner.

LOUNGE

17'2" x 11'3" (5.23m x 3.43m)

uPVC double glazed bay window to front, TV aerial point, radiator, laminate flooring.

DINING AREA

11'3" x 7'8" (3.43m x 2.34m)

KITCHEN

10'2" x 10'2" (3.10m x 3.10m)

KITCHEN/DINER

uPVC double glazed window to rear, Velux window, ceiling with recessed LED spot lights, one and a half bowl sink drainer with mixer tap and tiled splash backs, range of wall and base units, roll edged work surface, space for an electric cooker, plumbing for dishwasher, Vaillant boiler supplying gas central heating, two radiators, opaque uPVC double glazed door leading into rear garden, access into under stairs storage area and door leading into utility room/cloakroom.

UNDER STAIRS STORAGE CUPBOARD

8'9" x 5'3" (2.67m x 1.60m)

Space for a tall fridge freezer, ample storage space.

UTILITY ROOM/CLOAKROOM

10'4" x 4'5" (3.15m x 1.35m)

Opaque uPVC double glazed to rear, white suite comprising; W.C and wash hand basin with white high gloss cupboard below and tiled splash backs, plumbing for washing machine, space for a tumble dryer, extractor fan, radiator, tiled floor.

FIRST FLOOR ACCOMMODATION

Tel: 0117 956 1234

LANDING

Loft access (we understand that there is a pull down ladder), doors leading into all first floor rooms.

BEDROOM ONE

11'4" x 11'2" (3.45m x 3.40m)

uPVC double glazed window to front, radiator.

BEDROOM TWO

10'11" x 8'3" (3.33m x 2.51m)

uPVC double glazed window to rear, airing cupboard, radiator.

BEDROOM THREE

8'8" x 6'5" (2.64m x 1.96m)

uPVC double glazed window to rear, picture rail, radiator.

BATHROOM

Opaque uPVC double glazed window to front, ceiling with recessed LED spot lights, modern white suite comprising W.C, wash hand basin with black mixer tap, panelled bath black shower system with monsoon shower head and hand held attachment, side splash screen, black heated towel rail, partially tiled walls, tiled floor.

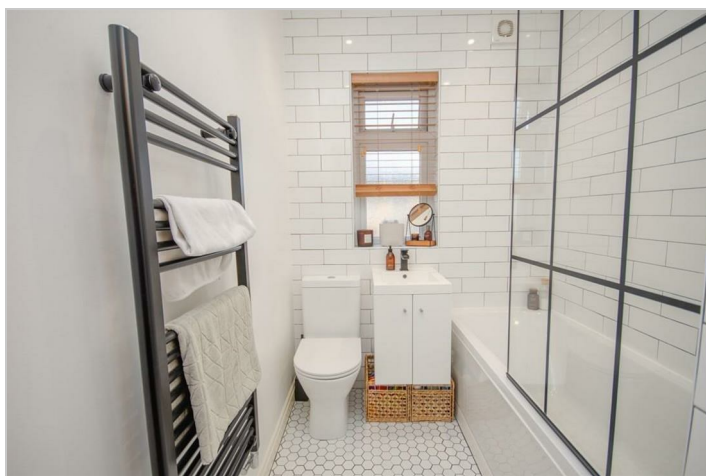
OUTSIDE

FRONT

An area laid to Tarmacadam providing two off street parking spaces.

REAR GARDEN

Stone paved patio leading to an area which is mainly laid to lawn with raised established herbaceous borders, an area situated to the rear which is laid to loose chippings, two timber framed garden sheds, water tap, outside power points, outside lighting, path leading to a wooden gate providing rear pedestrian access, garden surrounded by wooden fencing.



Road Map



Hybrid Map



Terrain Map



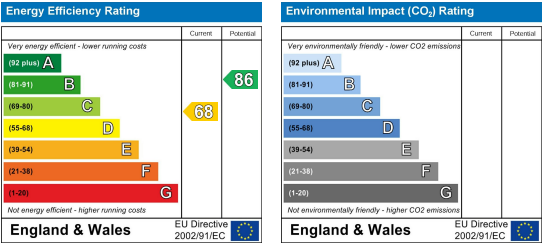
Floor Plan



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.