

HUNTERS[®]

HERE TO GET *you* THERE



Bridge Road

Kingswood, Bristol, BS15 4PW

£320,000



Council Tax: B



4 Bridge Road

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this beautifully presented semi-detached home located within the sought after Kingswood/Mangotsfield borders. The property is handily placed for local amenities to include several local schools and on the doorstep of the open space of Rodway Common, There are excellent transport links nearby with easy access onto The Ring Road and Bristol-Bath Cycle Path.

The property has been extended and much improved by the current owner and offers spacious accommodation which comprises to the ground floor: entrance hallway, cloakroom, lounge, family room and a stunning kitchen/diner with integrated appliances and French doors that lead out to the rear garden. To the first floor can be found: 2 good size bedrooms and a modern family bathroom with over bath shower. The property benefits from having double glazing and gas central heating. a low maintenance rear garden laid to artificial lawn and patio and a driveway to front providing off street parking for 2 cars.

ENTRANCE HALLWAY

Access via a composite opaque double glazed door, oak effect laminate floor, LED downlighters, stairs rising to first floor, door to lounge.

LOUNGE

14'0" x 11'0" (4.27m x 3.35m)

UPVC double glazed bay window to front, coved ceiling, double radiator, LED downlighters, open feature fireplace, TV point, door to kitchen.

KITCHEN/DINER

18'5" (max) x 13'0" (max) (5.61m (max) x 3.96m (max))

FAMILY ROOM

14'1" x 8'5" (4.29m x 2.57m)

UPVC double glazed window to side, coved ceiling, oak effect laminate floor, LED downlighters, range of fitted units with integrated fridge freezer, door to cloakroom, opening leading through to kitchen.

KITCHEN/DINER

18'5" x 13'0" (5.61m x 3.96m)

UPVC double glazed windows to rear and side, UPVC double glazed French doors leading out to rear garden, oak effect laminate floor, coved ceiling, double radiator, range of matt white wall and base units, laminate work top incorporating 1 1/2 composite sink bowl unit with mixer tap, built in stainless steel electric oven and microwave/combi oven, built in 5 ring gas hob, tiled splash backs, integrated dishwasher and washing machine, built in desk unit, TV point for wall mounted TV.

CLOAKROOM

Close coupled W.C, oak work top with wash hand basin inset, oak effect laminate floor, LED downlighters.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to side, loft hatch, LED downlighters, doors to bedroom and bathroom.

BEDROOM ONE

13'11" (max) x 11'0" (4.24m (max) x 3.35m)

UPVC double glazed window to front, double radiator, LED downlighters.

BEDROOM TWO

11'7" x 6'11" (3.53m x 2.11m)

UPVC double glazed window to rear, radiator, LED downlighters.

BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: panelled bath with glass shower screen, mains controlled shower system with drench head, 2 drawer vanity unit, oak work top with wash hand basin inset, tiled walls and floor, extractor fan, chrome heated towel radiator, shaver point.

OUTSIDE:

REAR GARDEN

Indian sandstone with matching pathway, artificial lawn, 2 outside lights, water tap, side gated access, rear vehicle lane, enclosed by boundary fencing.

DRIVEWAY

Located to front of property laid to slate chippings providing off street parking for 2 cars.



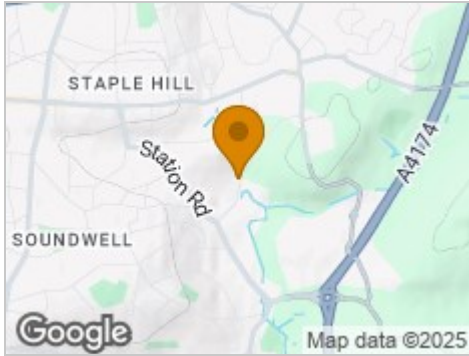
Road Map



Hybrid Map



Terrain Map



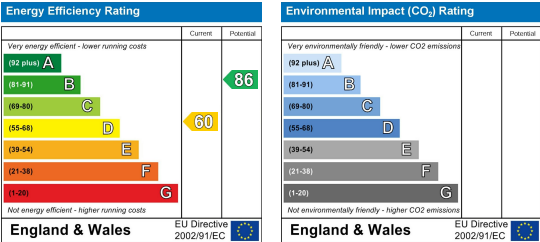
Floor Plan



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.