

# HUNTERS®

HERE TO GET *you* THERE



## Kingsleigh Court

Kingswood, Bristol, BS15 9TD

£280,000



Council Tax:



# 8 Kingsleigh Court

## Kingswood, Bristol, BS15 9TD

£280,000



### DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this end of terrace property which occupies a pleasant secluded cul-de-sac position. In our opinion this well presented property would ideally suit a first time purchaser, or those seeking an easier to manage environment.

The accommodation comprises to the ground floor; entrance hall, a fitted kitchen and a large lounge/diner. The lounge/diner is positioned to the rear of the property and has uPVC double glazed French doors leading into the garden.

To the first floor there are two generous sized bedrooms and a bathroom with an over bath shower.

Externally, the property has a small area of lawn to the front and a good sized rear garden which is mainly laid to paved patio and lawn. There is a single sized garage which has power and light and off street parking for two cars.

Additional benefits include; gas central heating and uPVC double glazed windows.

An early internal viewing appointment is highly recommended.

### ENTRANCE

Via a part opaque and stained glazed composite door, leading into an entrance hall.

### ENTRANCE HALL

Telephone point, radiator, tiled floor, door leading into lounge/diner and an archway leading into kitchen.

### KITCHEN

7'9" x 7'7" (2.36m x 2.31m)

uPVC double glazed window to front, stainless steel single drainer sink unit with chrome mixer tap and

tiled splash backs, range of fitted white wall and base units, roll edged worksurface, gas cooker point, space for an under the counter fridge, plumbing for washing machine,

### LOUNGE/DINER

16'9" x 11'8" (5.11m x 3.56m)

uPVC double glazed window to rear, coved ceiling, TV aerial point, radiator, uPVC double glazed French doors leading into rear garden and stairs leading to first floor accommodation.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Loft access, doors leading into all first floor rooms.

#### BEDROOM ONE

11'8" narrowing to 8'3" x 11'6" (3.56m narrowing to 2.51m x 3.51m)

uPVC double glazed window to rear, single fronted storage cupboard, TV aerial point, radiator.

#### BEDROOM TWO

10'8" x 6'7" (3.25m x 2.01m)

uPVC double glazed window to front, radiator, laminate floor.

#### BATHROOM

7'9" x 4'8" (2.36m x 1.42m)

Opaque uPVC double glazed window to front, white suite comprising; W.C. wash hand basin with chrome mixer tap, and a P shaped panelled bath with chrome mixer tap and chrome over bath shower with side splash screen, tiled walls, chrome heated towel rail.

### OUTSIDE

## FRONT

Small area of lawn and paved path leading to main entrance

## GARAGE

17'9" x 16'1" (5.41m x 4.90m)

Metal up and over door, power and light, door leading into rear garden.

## OFF STREET PARKING

Off street parking spaces for two cars positioned in front of the garage.

## REAR GARDEN

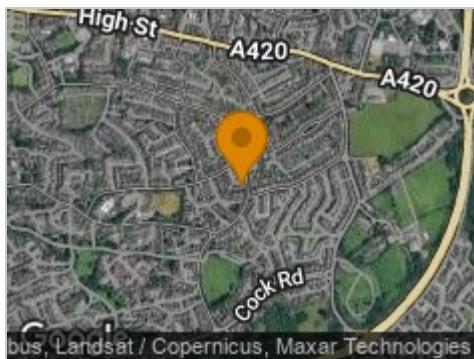
Paved patio leading to an area which is mainly laid to lawn, garden surrounded by wooden fencing and boundary wall.



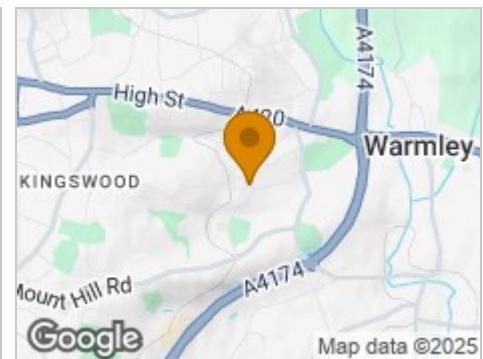
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

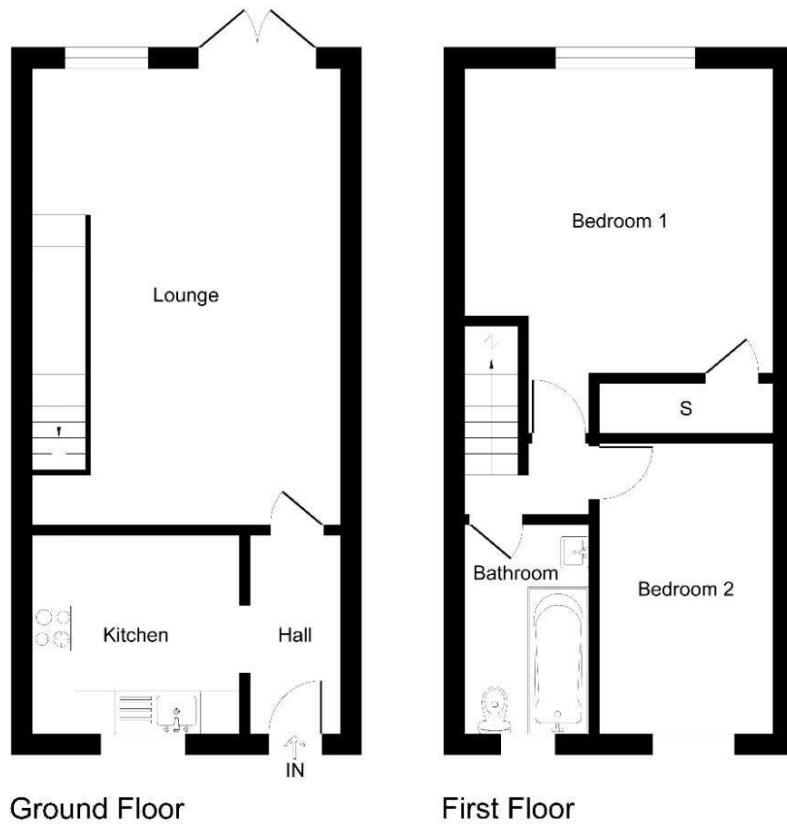
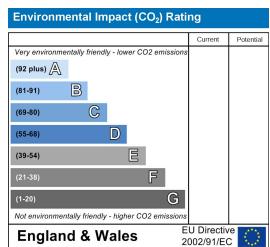
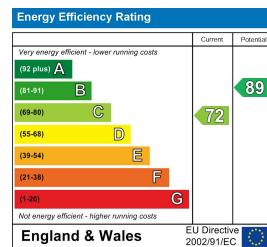


Illustration for identification purposes only, measurements are approximate, not to scale.

## 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.