

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## New Cheltenham Road

Kingswood, Bristol, BS15 4RJ

£315,000



Council Tax: B



# 251 New Cheltenham Road

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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this impressive extended middle terrace home positioned within this popular road in Kingswood. 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 property offers spacious living accommodation which is well presented throughout. The ground floor accommodation comprises: entrance hall, lounge with feature fireplace, dining room, 21ft modern kitchen/breakfast room with built in oven & hob and wet room (extension). To the first floor can be found 3 generous size bedrooms and a family bathroom. Further benefits include double glazing and gas central heating and oak doors throughout.

Externally the property benefits from having a well tended rear garden which is laid to lawn & patio, garage and hardstanding to rear and driveway to front providing off street parking.

## ENTRANCE HALLWAY

Access via a composite door, tiled floor, vertical radiator, stairs rising to first floor, oak doors leading to kitchen and lounge,

## LOUNGE

11'11" x 11'7" (3.63m x 3.53m)

UPVC double glazed window to front, oak floor, double radiator, oak fitted dresser style units with shelving to alcoves, marble effect feature fireplace with electric flame effect fire inset, archway leading through to dining room.

## KITCHEN/BREAKFAST ROOM

21'8" x 11'3" (6.60m x 3.43m)

Opaque UPVC double glazed windows to front and rear, L shaped room with modern range of grey high gloss wall and base units, laminate work top, stainless steel sink bowl unit with mixer tap, tiled splash backs, built in electric oven and ceramic hob, stainless steel extractor fan hood, space for washing machine and dishwasher, space for under counter fridge and freezer. built in cupboard housing electric meter. cupboard housing Worcester combination boiler, oak doors leading to dining room and hallway, opaque UPVC double glazed door leading out to rear garden.

## DINING ROOM

9'4" x 8'11" (2.84m x 2.72m)

Oak floor, radiator, oak door leading to wet room.

## WET ROOM

8'0" x 5'11" (2.44m x 1.80m)

Opaque UPVC double glazed window to rear, close coupled W.C, wall hung wash hand basin, walk in shower with Mira electric shower system, part tiled walls, tiled floor, water proof flooring.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Built in linen cupboard with shelving, oak doors leading to bedrooms and bathroom.

## BEDROOM ONE

12'10" (max) x 11'9" (3.91m (max) x 3.58m)

UPVC double glazed window to front, coved ceiling, radiator, oak effect laminate flooring.

### BEDROOM TWO

12'1" (max) x 10'2" (3.68m (max) x 3.10m)  
UPVC double glazed window to rear, radiator.

### BEDROOM THREE

13'0" x 6'3" (max) (3.96m x 1.91m (max))  
Loft hatch with pull down ladder (loft boarded with light), oak effect laminate flooring, built in cupboard with hanging rail and shelving.

### BATHROOM

Two opaque UPVC double glazed windows to rear close coupled W.C, pedestal wash hand basin, panelled bath, chrome heated towel radiator, tiled walls, LED downlighters,

### OUTSIDE:

### REAR GARDEN

Well tended lawn, Indian Sandstone patios to front and back of garden with matching pathway, water tap, gated rear access to vehicle lane, courtesy door to garage, enclosed by boundary wall and fence.

### GARAGE

15,9" x 10'1" (4.57m, 2.74m x 3.07m)  
Good size single garage to rear of property, up and

over door, power and light, hardstanding to front of garage providing parking space.

### DRIVEWAY

To front of property providing off street parking for 1/2 cars.

### ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



Road Map



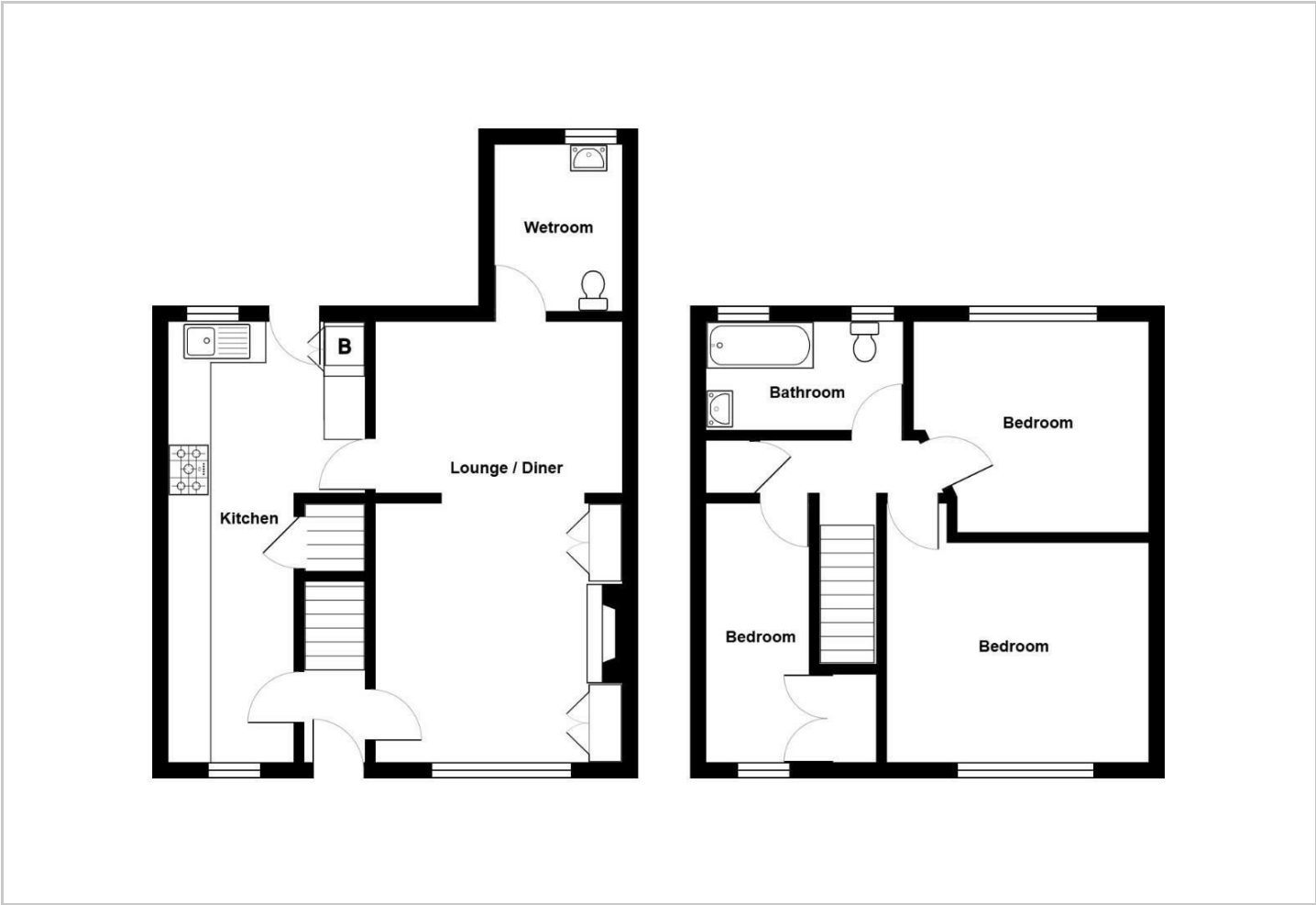
Hybrid Map



Terrain Map



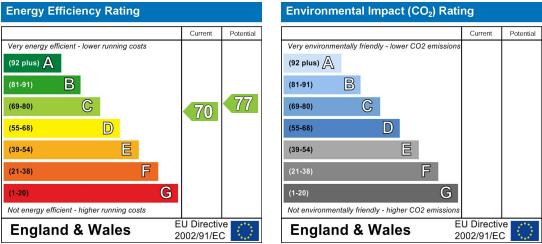
Floor Plan



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.