

# HUNTERS®

HERE TO GET *you* THERE



## 69 Lees Hill

Kingswood, Bristol, BS15 4TW

Offers In The Region Of £325,000



Hunters Estate Agents - Fishponds office are delighted to offer this charming 1930's style pebbledash rendered 3 bedroom home within a desirable location, with elevated views towards a green space. This spacious home requiring some cosmetic and general improvement represents an ideal opportunity for professionals, young families and DIY enthusiasts looking to create a 'forever home'.

This highly appealing home offers well proportioned space with some original character to include ground floor accommodation, a Hall, Lounge, Dining room, Kitchen, Shower room and store. On the first floor the property benefits from 3 bedrooms and a Bathroom. A particular feature of the sale is the considerable rear garden to include a GARAGE. The property is well placed for a range of local shops and services found in Kingswood and Staple Hill. OPEN HOUSE event: Saturday 1st February - Contact: FISHPONDS office for details - 0117 9653162. Hunters Exclusive - recommended viewing.





GROUND FLOOR

Twin entrance doors into...

ENTRANCE VESTIBULE

Decorative stained and leaded glazed inner door with matching side paneeles into...

HALL

Radiator, dado rail, cupboard containing electric meters, staircase to first floor with useful cupboard beneath.

LOUNGE 13'5" x 12'3" (4.10m x 3.75m )

Maximum overall into a UPVC double glazed bay window, radiator, tiled fireplace with an inset gas fire (not tested).

DINING ROOM 12'2" x 11'5" (3.73m x 3.49m )

Radiator, decorative timber fireplace surround with marble inlay and matching hearth with a built in gas fire (not tested)

KITCHEN 9'2" x 6'8" (2.80m x 2.05m )

Fitted with a range of timber effect fronted wall, floor and drawer storage cupboards, position for cooker, fridge and tumble dryer, stainless steel sink unit, rolled edged working surfaces UPVC double glazed window to rear overlooking the rear garden, understairs cupboard, cupboard containing a Vaillant gas fired boiler. Door into...

SIDE VESTIBULE

Half glazed UPVC door to front and UPVC double glazed door onto the rear garden, door into..

STORAGE ROOM 5'8" x 5'4" (1.73m x 1.64m )

UPVC double glazed window to front.

SHOWER ROOM 5'11" x 5'7" (1.81m x 1.71m )

Independent corner cubical with a built in thermostatically controlled shower, white suite of low level WC and pedestal wash basin, UPVC double glazed window to rear, extractor fan, heated towel rail.

FIRST FLOOR LANDING

Access to a boarded and insulated roof space containing a Gledhill hot water cylinder and velux roof window.

BEDROOM 1 12'4" x 9'9" (3.76m x 2.98m )

Maximum overall to include one wall to wall fitted with wardrobes and drawers, radiator, two UPVC double glazed windows with pleasant outlook onto the front.

BEDROOM 2 11'5" x 11'3" (3.50m x 3.44m )

Radiator, UPVC double glazed window with lovely outlook onto the rear garden.

BEDROOM 3 8'11" x 8'8" (2.73m x 2.65m )

Maximum to include one wall to wall fitted with wardrobes and drawers, UPVC double glazed window to front with a pleasant elevated outlook towards an area of green. Radiator.

BATHROOM 6'9" x 5'5" (2.06m x 1.67m )

Grey coloured suite of paneled bath, low level WC and pedestal wash basin, UPVC double glazed window to rear, splash back tiling, timber effect vinyl floor covering.

EXTERIOR

The property benefits from a brick laid hardstanding/driveway suitable for off street parking.

FRONT GARDEN

The front garden stands within a boundary wall providing a level area of lawn.

REAR GARDEN

The significant rear garden offers an initial brick laid patio opening onto large informal lawns with numerous beds prepared for the growing of fruit and vegetables alongside several mature fruit trees, other specimen trees and established shrubs. Garden shed, well established hedged and fenced boundaries.

GARAGE AND WORKSHOP

Located within the rear garden boundary is the garage (5.57m x 3.00) Rear pedestrian door onto garden, aluminium up and over door opening onto a rear tarmacked service lane, power and light.

TIMBER FRAMED WORKSHOP 15'10" x 8'11" (4.83m x 2.73m )

Pedestrian door onto rear garden, power and light.

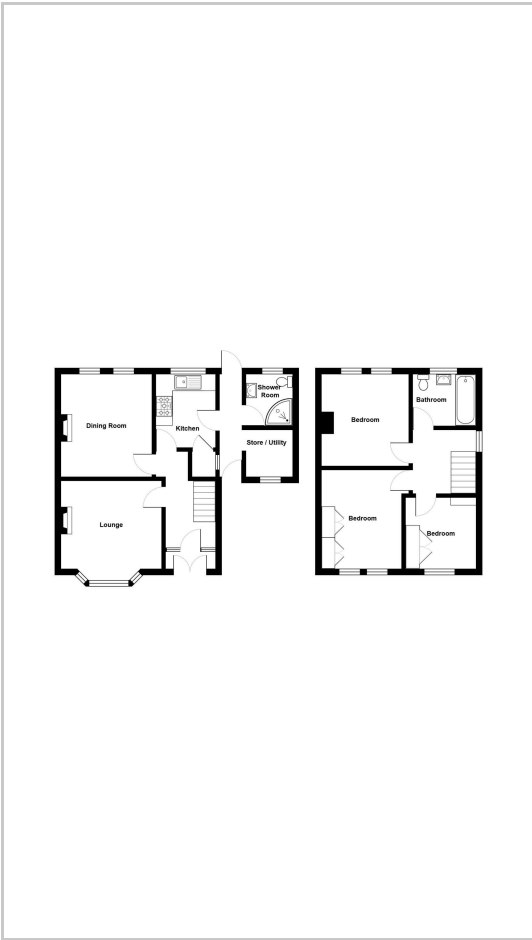
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

Area Map



Floor Plans



Energy Efficiency Graph

