

HUNTERS®

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113 Court Road

Kingswood, Bristol, BS15 9QN

£340,000



Hunters are delighted to offer for sale this beautifully presented 3 bedroom end terrace property located in a nice quiet backwater position. This delightful home has been the subject to full refurbishment by the present occupiers to offer modern decorations throughout along with practical living space. This fabulous spacious property would make a great first time buyer or family home with internal accommodation briefly comprising to the ground floor, a generous front lounge, a superb open plan kitchen dining room along with 3 good size bedrooms and a contemporary fitted shower room to first floor. Further benefits include, gas central heating, double glazed windows, a front lawned garden with pedestrian side access, an enclosed rear garden with access onto a parking space and single garage with vehicular rear access. We would highly recommend an internal viewing to appreciate this lovely property.



Entrance
Via paneled door to ...

Hallway
Wood grain effect fitted laminate flooring, fitted radiator, stairs to first floor, understairs storage.

Lounge 15'7" x 10'9" (4.75m x 3.28m)
Double glazed window to front, wood grain effect fitted laminate flooring, up right fitted radiator.

Open Plan Kitchen/Dining Room 18'8" x 8'1" widening to 12'1" (5.71m x 2.47m widening to 3.69m)
Two double glazed windows to rear with pleasant outlook onto rear garden, double glazed door opening onto garden, wood grain effect fitted laminate flooring, fitted radiator. The kitchen comprising of a good range of modern fitted base and wall units with working surfaces incorporating a one and a quarter bowl sink, plumbing for automatic washing machine, integral dishwasher, space for fridge/freezer, fitted electric hob with oven below and extractor over, space and area for dining table and chairs.

First Floor Landing
Double glazed window to side, access to loft space.

Bedroom 1 14'2" x 12'6" (4.34m x 3.83m)
Double glazed window to front, fitted radiator, built in single wardrobe.

Bedroom 2 12'1" x 9'6" (3.70m x 2.90m)
Double glazed window to front, fitted radiator, pleasant outlook and views.

Bedroom 3 7'4" x 7'1" (2.26m x 2.16m)
Double glazed window to front with pleasant outlook and views, fitted radiator.

Shower Room
Opaque double glazed window to rear, luxury appointed contemporary fitted shower room with extra large double tray with overhead shower which runs off of the mains system, separate extra large shower head, fitted heated towel rail, low level w.c. sink into storage unit, tiled throughout.

Exterior
To the rear has a landscaped enclosed garden with paved patio section and area laid to lawn with pedestrian side and rear access via a gate onto off street parking space and single garage. To the front has lawned area with pathway to side leading to front door and side pedestrian access.

Single Garage 15'9" x 8'2" (4.81m x 2.50m)
Access onto vehicular rear access lane.

AML
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.

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.

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Area Map



Floor Plans



Energy Efficiency Graph

