

HUNTERS®

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8 Tower Road

Kingswood, Bristol, BS15 1PG

£400,000



Hunters, are delighted to offer for sale this superb highly attractive period 3 bedroom end terrace property. This fabulous home offers lots of character with period features to include, many natural wood floors, period fire places, a leaded stain glass feature window along with offering really good practical accommodation with excellent internal space. Suited to many buyers the property briefly comprises to the ground floor, a generous front lounge with contemporary fitted coal effect gas fire, a superb open plan kitchen into dining room with utility area and rear sunroom. To the first floor there are 3 good size bedrooms and a stylish bathroom with roll top bath having period style fittings. Further benefits include, gas central heating, off street parking, dg windows, a large enclosed rear garden with both side and rear access. We would highly recommend viewing this lovely property to fully appreciate everything it offers.



Entrance

Via double glazed double doors to inner vestibule, glazed period panel door with leaded stained glass feature window to side leading to ...

Hallway

Stairs to first floor, fitted radiator, natural wood flooring.

Lounge 15'5" x 13'3" (4.70m x 4.06m)

Dimension into bay and recess. Double glazed bay window to front, picture railing, decorative center rose, natural wood fitted flooring, fitted radiator, contemporary coal effect fitted gas fire with polished hearth and mantel surround.

Open Plan Kitchen/Dining Room

Dining Room Area 13'3" x 11'11" (4.06m x 3.64m)

Natural wood flooring, fitted radiator, space and area for table and chairs, decorative fireplace with mantle surround, double glazed window to rear with pleasant outlook onto garden, opening to

Sun Room 11'9" x 5'10" (3.60m x 1.78)

Double glazed sliding doors to side with pleasant outlook and views onto the rear garden.

Kitchen Area 9'7" x 7'8" (2.93m x 2.36m)

Double glazed window to side. The kitchen comprising of fitted base and wall units with granite working surfaces incorporating a single bowl sink, fitted electric hob with oven below and extractor over, breakfast bar with further working surface, natural wood fitted flooring.

Utility Area

Double glazed door to side leading to garden, some base unit with working surfaces, plumbing for automatic washing machine, space for fridge/freezer, window to rear.

First Floor Landing

Double glazed window to side, access to loft space.

Bedroom 1 15'5" x 12'0" (4.70m x 3.68m)

Dimension into fitted wardrobe and bay. Double glazed bay window to front, period style feature fireplace with tiled hearth, two fitted storage areas.

Bedroom 2 13'2" x 13'3" (4.02m x 4.05m)

Double glazed window to rear with pleasant outlook onto rear garden, fitted radiator, period feature fireplace, picture railing.

Bedroom 3 10'3" x 7'10" (3.14m x 2.41m)

Double glazed window to front, fitted radiator, wood grain effect fitted laminate flooring.

Bathroom

Opaque double glazed window to rear, stylish fitted suite with curved rolled top free standing bath with ornate legs having chrome effect Victorian style shower mixer tap with overhead shower which runs off of the main system with extra large shower head, low level w.c. wall mounted wash hand basin with Victorian style taps, chrome effect fitted heated towel, tiled throughout.

Exterior

To the rear has a large enclosed garden with various sections with paved area adjoining property with side pedestrian access. Garden comprising of raised timber decked area, lawn section, further paved area with pergola allowing space for table and chairs, lap wood fenced borders with many various attractive planting, there is also rear access that leads onto a vehicular access lane. To the front offers off street parking with side access via a gate leading to rear.

AML (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"

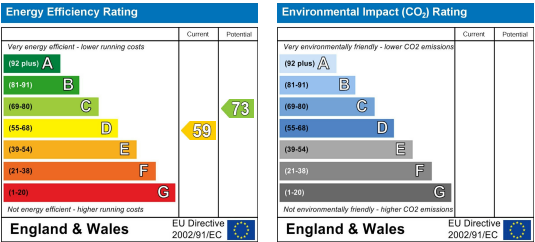
Area Map



Floor Plans



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.