



## 11 Courtney Way

Kingswood, Bristol, BS15 9RX

Offers In The Region Of £350,000



# 11 Courtney Way

Kingswood, Bristol, BS15 9RX

## Offers In The Region Of £350,000



### Hallway

UPVC Double Glazed Door to Front. UPVC Double Glazed Window to Side. Doors to Living Room, Bathroom and Cloakroom. Stairs to First Floor. Carpet Flooring. Pendant Light Fitting.

### Living Room

12'10" x 15'2" (3.92 x 4.64)

UPVC Double Glazed Bay Window to Front. Door to Hallway, Door to Kitchen. Radiator, Gas Fire, Central Light Fitting, Carpet Flooring.

### Kitchen

12'10" x 7'5" (3.92 x 2.27)

UPVC Double Glazed Window to Rear. Door to Dining/Reception Room. Modern Fitted Kitchen with Wall and Base Units, Space for Fridge/Freezer, Integrated Oven and Hob, Sink and Drainer, Plumbing for Washing Machine, Tiled Flooring.

### Dining/Reception Room

11'2" x 11'5" (3.41 x 3.50)

UPVC Double Glazed Window to Rear. Door to Side with Access to Rear Garden. Laminate Flooring. Radiator.

### Bathroom

Door to Hallway. UPVC Double Privacy Glazed Window to Side. Bath. Wash Hand Basin. Tiled Flooring. Tiled Walls. Spot Lights.

### Cloakroom

Low Level WC. Tiled Flooring.

### Landing

UPVC Double Glazed Window to Side. Carpet Flooring. Doors to 3 Bedrooms. Pendant Light Fitting.

### Bedroom 1

13'5" x 10'0" (4.11 x 3.07)

UPVC Double Glazed Window to Front. Radiator. Carpet Flooring. Door to Landing. Pendant Light Fitting.

### En-Suite

UPVC Double Privacy Glazed Window to Front. Laminate Flooring. Shower Cubicle. Pedestal Wash Hand Basin. Low Level WC.

### Bedroom 2

10'4" x 11'1" (3.15 x 3.39)

UPVC Double Glazed Window to Rear. Carpet Flooring. Radiator. Pendant Light Fitting. Cupboard Housing Central Heating Boiler. Door to Landing.

### Bedroom 3

8'7" x 7'10" (2.64 x 2.41)

UPVC Double Glazed Window to Rear, Carpet Flooring, Radiator, Pendant Light Fitting, Door to Landing.

### Front

Driveway with Parking for Cars. Path to Front Door.

### Rear Garden

Mainly Laid to Slabs/Large Patio Areas and Law with Fencing Surrounding, Sheds.



## Road Map



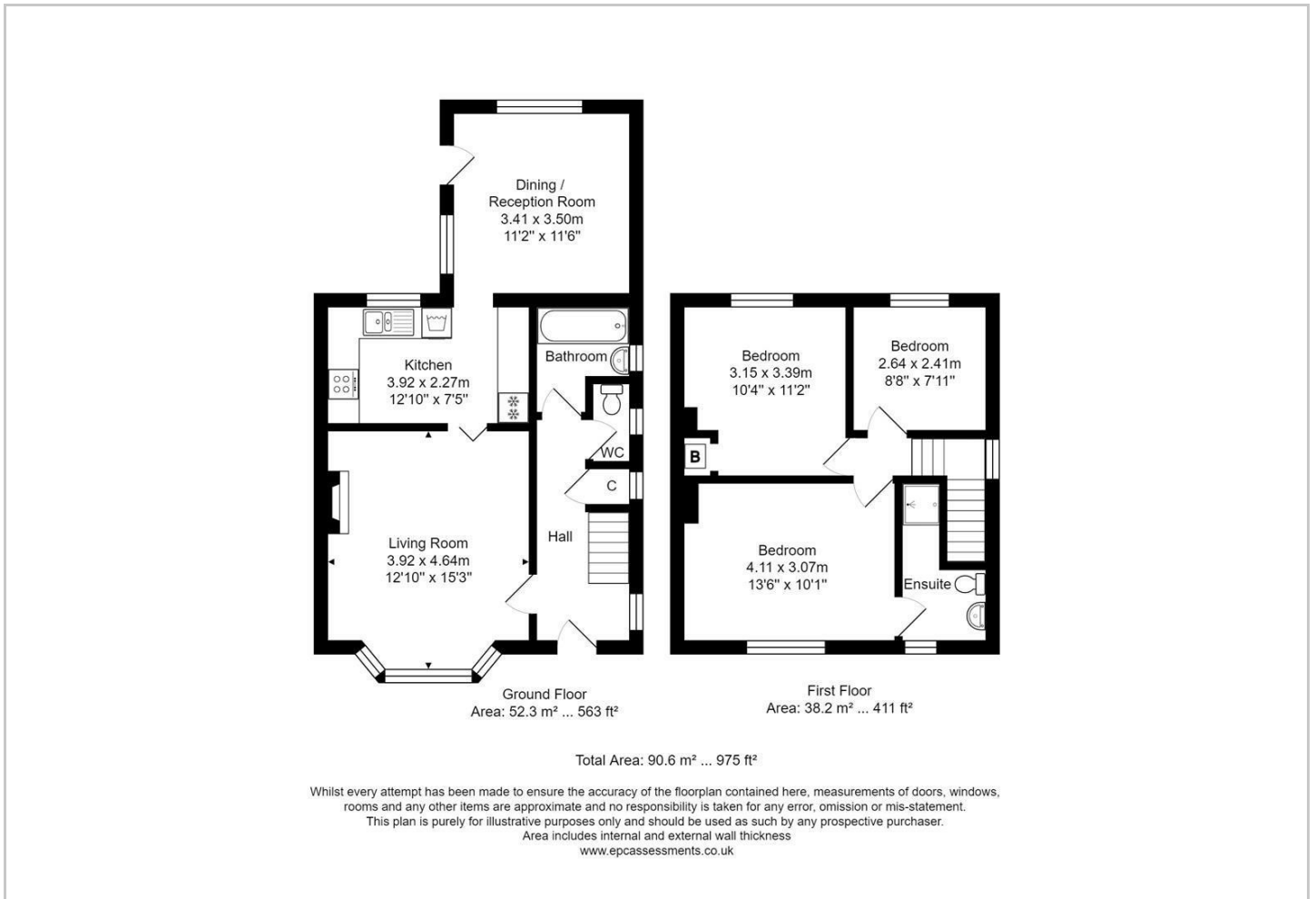
## Hybrid Map



## Terrain Map



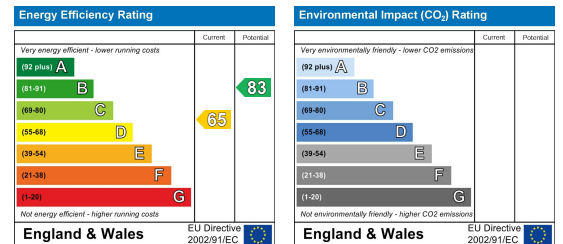
## Floor Plan



## Viewing

Please contact our Aquarius Homes Office on 01225 840007 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.