



Gages Road, Kingswood, Bristol, BS15 9UQ

Guide Price £330,000

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Gages Road, Kingswood, Bristol, BS15 9UQ

A Charming Semi-detached house, dating back to 1955. Located on the edge of Kingswood giving ease of access to the commute links as well as the High street. This home has been enhanced and offers spacious accommodation as well as an enclosed South Westerly facing rear garden.

A large hallway welcomes you, before finding the living and dining rooms both with focal fireplaces, open in the middle to allow space and light as well as practicality. The kitchen is beautiful in cream with wooden work tops and a gorgeous slate floor.

The first floor has a plush modern bathroom suite to soak away in, three generous bedrooms all with fitted storage. The loft is unconverted but offers potential. Outside the gardens are South Westerly facing, so you can bask in glorious sun shine, the pond adds a layer of tranquillity and the terrace allows you to move about and enjoy this low maintenance garden. A garage and driveway for your parking needs.





Storm Porch

1.84m x 0.35m (6'0" x 1'1")

Open arch to the front with rendered walls and a tiled floor.

Hallway

Obscure double glazed door and windows to the front aspect, textured ceiling, stairs leading to the first floor with an understairs cupboard, radiator and cupboard housing the consumer unit and meters.

Living Room

3.62m to bay x 3.62m (11'10" x 11'10")

Double glazed bay window to the front aspect, textured and coved ceiling, fireplace with marble surround and inset gas fire, radiator, fitted shelves and laminate flooring. 7.28 metre total length including dining room.





Dining Room

3.48m x 3.27m (11'5" x 10'8")

Double glazed sliding doors to the rear aspect, textured and coved ceiling, fireplace with marble surround and inset gas fire, two wall lights, fitted shelving, radiator, television aerial and laminate flooring.

Kitchen

4.51m x 2.25m (14'9" x 7'4")

Obscure double glazed door to the side aspect, double glazed windows to the side and rear aspects, recessed spot lights, wall and base units, wooden work surfaces, kickboard and under lights, tiled splash backs, stainless steel sink/drain unit and mixer tap, Range style cooker with an extractor hood over, spaces for a dish washer, American Fridge/freezer and a washing machine, finished with slate tiled flooring.

Landing



Bathroom

1.97m x 1.79m (6'5" x 5'10")

Obscure double glazed window to the side aspect, recessed spot lights, tiled walls, extractor fan, chrome towel radiator and tiled flooring. There is a modern three piece suite comprising of a bath with shower screen and mixer shower over, vanity unit with a wash hand basin and a low level WC with a hidden cistern.

Bedroom One

3.53m x 3.45m into door recess (11'6" x 11'3")

Double glazed window to the front aspect, textured and coved ceiling, fitted wardrobes with overhead storage, radiator and a television aerial.

Bedroom Two

3.5m x 3.07m (11'5" x 10'0")

Double glazed window to the rear aspect, textured and coved ceiling, radiator and a range



Bedroom Three

2.61m x 2.48m (8'6" x 8'1")

Double glazed window to the front aspect, textured and coved ceiling, radiator, television aerial and a fitted cupboard with a hanging rail and a shelving.

Rear Garden

12.17m x 8.72m (39'11" x 28'7")

South westerly facing and enclosed by wooden fencing with a large patio area immediately behind the house to enjoy the sunshine, with an outside tap, wooden shed and access to the garage. The garden has a terrace with the next level having a pond with filtration system, area of shingle, a patio area for seating and planted borders or shrubs and flowers.

Front Garden

A wall and fence border and laid to slate with a central Magnolia tree.





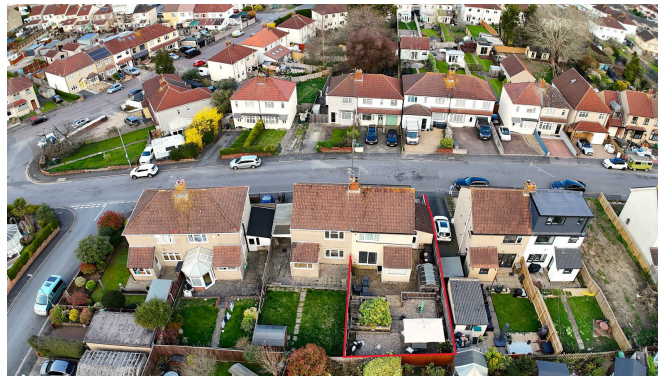
Garage

4.13m x 2.52m (13'6" x 8'3")

An up and over door to the front aspect with a access door to the rear garden, eaves storage, power and light.

Driveway

Laid to concrete and can accommodate one family sized car.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

