

**139 Orchard Road, Kingswood, Bristol,
BS15 9TZ**

£330,000



A fine three bedroom detached bungalow with enclosed garden, garage and ample off street parking. The property briefly comprises; hallway, lounge, conservatory, kitchen/diner, three bedrooms (two with fitted wardrobes) and shower room. The bungalow benefits from gas central heating and PVC double glazing. Situated on this convenient road with good access to the ring road and the amenities of both Kingswood and Longwell Green.

Entrance Hall

Via front door, fitted cupboard, radiator, access to loft, doors to...

Lounge 14' 11" x 10' 11" (4.54m x 3.32m)

Feature fireplace, radiator, TV point, opening to ...

Conservatory 14' 0" x 7' 5" (4.26m x 2.26m)

Radiator, PVC double glazed French doors to garden.

Kitchen/Diner 16' 10" x 9' 11" (5.13m x 3.02m)

Stainless steel single drainer sink unit, range of wall and base units, ample working surfaces, gas cooker point, led lights, plumbing for automatic washing machine, radiator, door to REAR PORCH, door to garden.

Bedroom One 11' 10" x 8' 10" (3.60m x 2.69m)

Excluding depth of fitted wardrobes, TV point, radiator.

Bedroom Two 8' 9" x 7' 9" (2.66m x 2.36m)

Excluding depth of mirror wardrobes, radiator.

Bedroom Three 10' 6" x 7' 9" (3.20m x 2.36m)

Radiator, TV point.

Front Garden

Mature front garden laid to lawn, flower beds with various plants and shrubs. Off street parking.

Rear Garden

Drive for one to two cars, leading to GARAGE with up and over door, power. Lawn area, raised flower beds, shed, greenhouse.

Side Garden

Principally laid to block paving patio.

sellers and receive the following referral fees. Our panel of conveyancers pay £120 inc vat for each referred conveyancing transaction. Plan Financial pay 33% of the procurement fee from a lender per mortgage referral. Our panel of EPC providers may pay £30 inc vat for a referred Energy Performance Certificate.



MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

139, Orchard Road
Kingswood
BRISTOL
BS15 9TZ

Energy rating

D

Valid until

23 April 2025

Certificate number

8403-5443-4529-5827-5453

Property type

Detached bungalow

Total floor area

96 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)