



AUCTION GUIDE

£339,950

New Queen Street

Kingswood, Bristol, BS15 1DF

PROPERTY SUMMARY

Upon entering, you're greeted by a welcoming hallway that leads into a spacious living room. This room is highlighted by a large bay window, allowing ample natural light to illuminate the space. Adjacent to the living room is the versatile family/dining room, which opens directly onto the rear garden through double doors, creating an ideal space for indoor-outdoor living and entertaining. The kitchen is well-appointed with plenty of storage and counter space, making meal preparation a breeze and benefits from built in cupboards and a rear door taking you to the garden.

The first floor comprises two sizeable double bedrooms with feature fireplaces and one good single bedroom. The modern family bathroom is bright and spacious with a large bath and separate shower. The second floor is dedicated to the principle bedroom. This private sanctuary includes eaves storage and a spacious en-suite shower room, providing a comfortable and secluded area within the home with some impressive views looking towards the city centre.

The large rear garden is a standout feature and has been well maintained, offering plenty of space for outdoor activities, gardening, and relaxation. A patio area provides the perfect space for al fresco dining and entertaining and there is side access to the front. The garden space is designed for both relaxation and sophistication, making it an ideal retreat from the hustle and bustle of daily life. Side access is found from the front gate and there is potential to create off road parking to the front (STPP) with great bike storage space.

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2



2





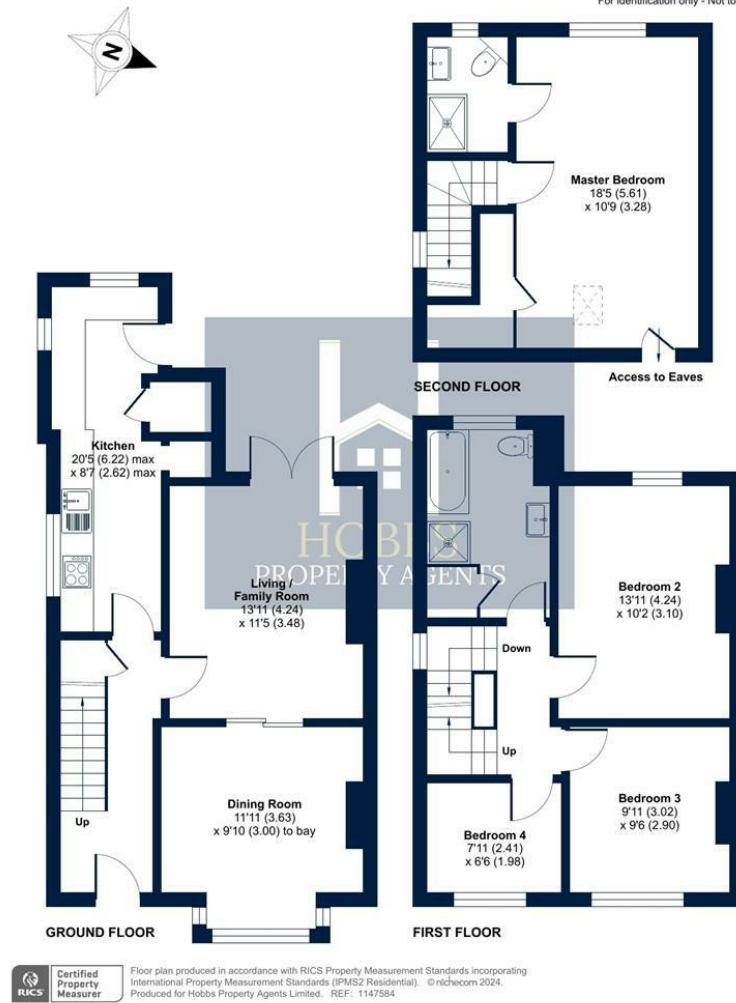




New Queen Street, Bristol, BS15

Approximate Area = 1300 sq ft / 120.7 sq m

For identification only - Not to scale



LOCAL AUTHORITY

Bristol City Council

TENURE

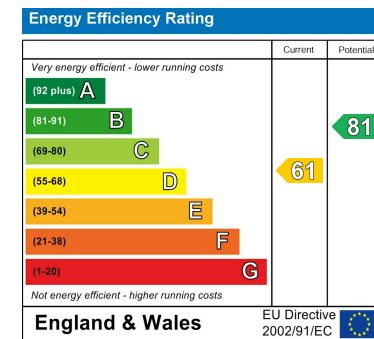
Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE DETAILS

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