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Kings Walk  
Uplands Bristol



### Property Description

Kings Walk is a quiet residential road and has a vast array of well-respected schools, open green spaces, and local amenities close by, including the popular Imperial Retail Park only a short drive away providing a wide range of retail choices. There is easy access into Bristol City Centre making it a fantastic location for commuters, keen shoppers and access to transport links including Parson Street and Temple Meads Train Station, the M32, M5 for access to Devon/Cornwall or M4 to London.

This spacious Three bedroom family home is going to be popular. The property briefly comprises of entrance porch with hallway leading to Lounge, Dining Room, there is a Kitchen diner leading to the conservatory. Upstairs you will find three good size bedrooms and family bathroom. with ample parking on drive with a garage and large rear garden perfect for growing families call Connells today to book your viewing slot.

### Entrance Hall

Double glazed door to the front leading into a light and airy hallway with radiator and stairs leading to the first floor.

### Lounge

13' 5" Max x 12' 5" Max ( 4.09m Max x 3.78m Max )

Double glazed bay window to the front, radiator, TV point, fireplace and cornice.

### Kitchen

11' 3" x 10' 7" ( 3.43m x 3.23m )

fitted kitchen with a range of wall and base units with work surfaces over. Electric double oven and hob with extractor over. Laminated tile effect flooring and tiled walls and radiator stainless steel sink drainer, fridge freezer and dishwasher

### Conservatory/ Dining

9' 9" x 8' 9" ( 2.97m x 2.67m )

Double glazed windows to the side and rear with glazed doors leading out to the garden. Wall-mounted radiator and laminate wood flooring.

### Utility

7' 3" x 7' 1" ( 2.21m x 2.16m )

Wall and base units with s/steel sink drainer, washing machine, radiator and double glazed window to the side and access to the shower room.

### Shower Room

Double glazed window to the rear, wash hand basin, low level WC, and heated towel rail

### Bedroom One

Double glazed window to the front, built in wardrobes and wall-mounted radiator.

### Bedroom Two

Double glazed window to the rear, built-in wardrobes and wall-mounted radiator.

### Bedroom Three

Double glazed window to the front, and wall-mounted radiator.

### Bathroom

White bathroom suite with panelled bath, shower cubicle Low level WC and wash hand basin, double glazed window to the rear with radiator and heated towel rail

### Garage

Up and over door with light and power

## Rear Garden

Large enclosed rear garden with side access, laid to lawn along with a large patio area, and storage shed.

## Driveway

Parking to the side and access to the garage





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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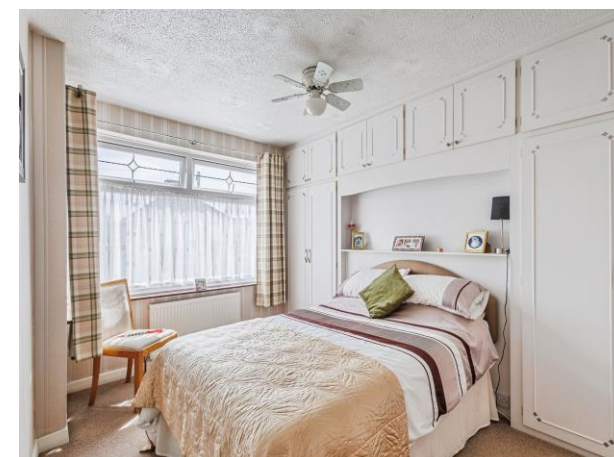
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243 North Street Southville  
 BRISTOL BS3 1JN

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EPC Rating: Awaited  
 Council Tax Band: C

Tenure: Freehold



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