



Connells

Downend Road
Kingswood Bristol



Property Description

A spacious double bay-fronted Victorian terraced house positioned in a popular area within close proximity of local amenities and bus services to include supermarkets and an array of local shops restaurants and take-aways. An internal viewing is essential to fully appreciate the accommodation on offer.

Entrance

Front door leading into the entrance hallway.

Hallway

Hallway has Stained glass leaded window, laminate flooring, central heating radiator, a cupboard housing the circuit breaker and electric meter, stairs rising to first floor and door through into open plan Lounge/Diner.

Open Plan Lounge / Diner

25' 6" x 12' 6" max (7.77m x 3.81m max)

UPVC double glazed bay window to the front aspect, laminate flooring, radiator, TV point, , UPVC double glazed french doors leading out to the rear garden and door through into the kitchen.

Kitchen

26' 3" x 8' 3" (8.00m x 2.51m)

UPVC double glazed windows to the side aspect, UPVC double glazed obscured glass door leading out to the rear garden, USP point, laminate flooring, door to under stairs storage cupboard,

Kitchen has extensive range of base units and drawers with rolled-edge worktops over with matching wall units and built-in wine rack, integrated electric oven and grill with an inset four ring gas hob with an extractor hood above, space and plumbing for washing machine and dishwasher, space for fridge/freezer, one and a half bowl sink unit and drainer with a mixer tap and a pull- down shower head.

Bathroom

UPVC double glazed obscured glass window, chrome heated towel radiator, low level WC, vanity wash hand basin with mixer tap, a P-shaped bath with a mixer tap and electric shower over with shower screen. Bathroom is fully tiled around with tiled flooring.

Landing

Doors off into principal rooms and a door to further large storage cupboard.

Bedroom One

14' 8" max x 15' 1" max (4.47m max x 4.60m max)

Double bedroom with UPVC double glazed bay window to the front aspect, UPVC double glazed window, radiator, door into WC ensuite.

Ensuite Wc

Low level WC and a wash hand basin with mixer tap.

Bedroom Two

12' 2" x 8' 11" (3.71m x 2.72m)

Double bedroom with a UPVC double glazed window to the rear aspect and radiator.

Bedroom Three

10' 11" x 8' 1" (3.33m x 2.46m)

Double bedroom with a UPVC double glazed window and a radiator.

Outside

To The Front

Front garden is laid with chipping, box housing gas meter, gated path leading to the front door and low level wall to the front.

To The Rear

Rear garden is partly paved, outside tap, rest of the garden is predominantly laid to chipping and has garden shed. Rear garden is enclosed with fencing.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

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