



Connells

Victoria Park
Kingswood Bristol



Property Description

A modern semi-detached house situation in a prime position close to all the local amenities of Kingswood. Its just a short walk away from all the shops, schools,banks, doctors, dentists and supermarkets. The City Centre is just a short distance and has frequent bus services away from Kingswood. This family home has plenty of parking, good order throughout, a rear garden and a side garden. NO ONWARD CHAIN.

Entrance

Front door leading into the entrance hallway.

Hallway

Hallway has mains battery backup smoke detector, stairs rising to the first floor, door to under stairs storage cupboard housing circuit breaker and has built-in shelving.

Downstairs Cloakroom

Extractor fan, UPVC double glazed obscured glass window, low level WC, vanity wash hand basin with a mixer tap and a chrome heated towel radiator.

Kitchen

11' 9" x 5' 2" (3.58m x 1.57m)
UPVC double glazed window to the front aspect, central heating radiator, range of base units and drawers with matching worktops over, integrated fridge and freezer, integrated electric oven and grill with an inset four ring ceramic induction hob with an extractor hood above, integrated dish washer and washing machine, eyeline built-in microwave, stainless steel single bowl sink unit and drainer.

Lounge

12' 2" max x 11' 11" (3.71m max x 3.63m)
UPVC bi-folding doors into the rear garden, recess for built-in media wall and Central heating radiator.

Landing

Door given access to stairs leading up to the second floor.

Family Bathroom

Extractor fan, central heating radiator, pedestal wash hand basin with a mixer tap and tiled splashbacks, low level WC, panelled bath with a mixer tap with a connected shower attachment with a shower screen with tiled surround.

Bedroom Two

12' x 9' 2" (3.66m x 2.79m)

UPVC double glazed window to the rear aspect, central heating radiator, TV point, recess storage space with a hanging rail and one with slated wood panelling.

Bedroom Three

8' 6" x 6' 2" (2.59m x 1.88m)

UPVC double glazed window to the front aspect, central heating radiator and a built-in Devan Bed with two fitted drawers.

Master Bedroom

15' max x 12' 3" (4.57m max x 3.73m)

UPVC double glazed window to the front aspect leading up into the master bedroom, UPVC double glazed window to the rear aspect, central heating radiator, TV point and door through into storage cupboard which has a hanging rail and control system for the solar panels and the central heating boiler. Part-restricted head height in parts and door through into the ensuite.

Ensuite

Extractor fan, UPVC double glazed obscured glass window, wall-mounted wash hand basin with a mixer tap, low level WC, chrome heated towel radiator, double shower cubical with a mains shower and a water fall shower head, tiled flooring and partly-tiled around.

Outside

To The Front

Stone porch offers parking for several vehicles.

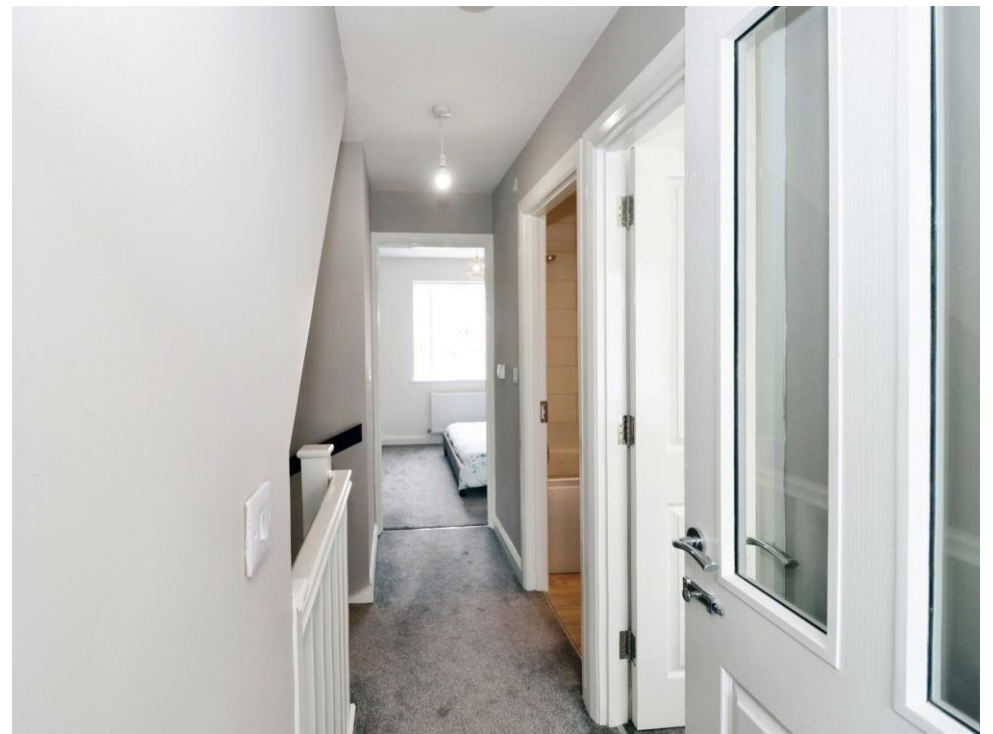
To The Rear

Rear garden is predominantly paved with a decked area and area laid with chipping, fully enclosed with fencing, composite decking, gate given access from the rear and to the side of the property are boxing housing gas and electric meter and a further area laid with chipping.

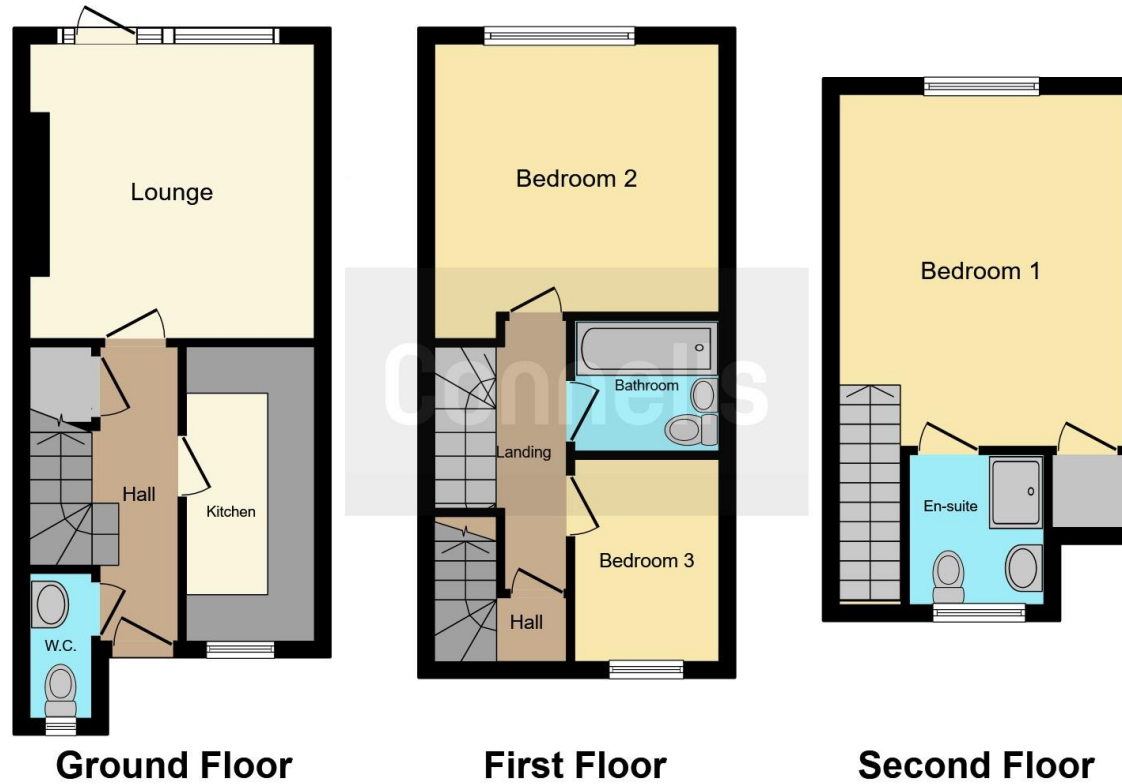
Agents Notes

The property was constructed in 2021 and has architect insurance certificate for until March 2031.









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

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EPC Rating: B

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Tenure: Freehold



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