



Connells

The Reddings
Bristol



Property Description

This well-presented and extended end terraced family home located in a cul-de-sac in Kingswood offers spacious and well planned accommodation throughout.

Having been extended by the current vendors to offer an additional reception at ground floor level with a modern shower room running off of it offering a potential independent living option. In addition, the kitchen/dining room offers open plan accommodation with the living room off to the front of the property.

Upstairs, the property offers three bedrooms with a recently converted 'wet room' shower room.

All in all, this is a lovely family home with a spacious rear garden and detached garage to the rear.

Entrance

UPVC double glazed door to

Entrance Hall

Radiator, stairs to first floor and landing with open storage under

Kitchen

16' 5" x 10' 9" (5.00m x 3.28m)

UPVC double glazed obscure door to the conservatory, UPVC double glazed window to the rear aspect, range of wall and base units with worktops over, 1 1/2 bowl stainless steel sink unit with drainer, walk in storage pantry, plumbing for an automatic washing machine, breakfast bar divide with storage under.

Conservatory

Accessed from the kitchen giving access to the garden this conservatory is well finished with UPVC double glazed panels and French doors to the rear

Dining Room

10' 7" x 8' 7" (3.23m x 2.62m)

UPVC double glazed full height window to the rear aspect with UPVC double glazed door to the rear aspect, radiator, Alcove to

Living Room

15' x 10' 8" (4.57m x 3.25m)

UPVC double glazed window to the front aspect, Feature fire surround, radiator

Reception 3

10' 6" x 8' 6" (3.20m x 2.59m)

UPVC double glazed window to the side aspect, UPVC double glazed French doors to the rear garden, Radiator.

En-Suite Wet Room

Recently added and comprising low level wc, vanity wash hand basin, independent wall mounted electric shower.

Upstairs - Landing

Doors to first floor accommodation and upstairs wet room, loft access.

Bedroom 1

15' x 9' 9" (4.57m x 2.97m)

UPVC double glazed window to the front aspect, radiator, built in storage cupboard.

Bedroom 2

11' 11" x 9' 10" (3.63m x 3.00m)

UPVC double glazed window to the rear aspect, radiator

Bedroom 3

9' 8" x 6' 5" (2.95m x 1.96m)

UPVC double glazed window to the front aspect, over stairs storage cupboard, radiator.

Wet room

6' 9" x 5' 7" (2.06m x 1.70m)

Comprising vanity wash hand basin, low level wc, independent wall mounted electric shower, heated towel rail, part tiled walls, UPVC double glazed obscure window the rear aspect.

Outside

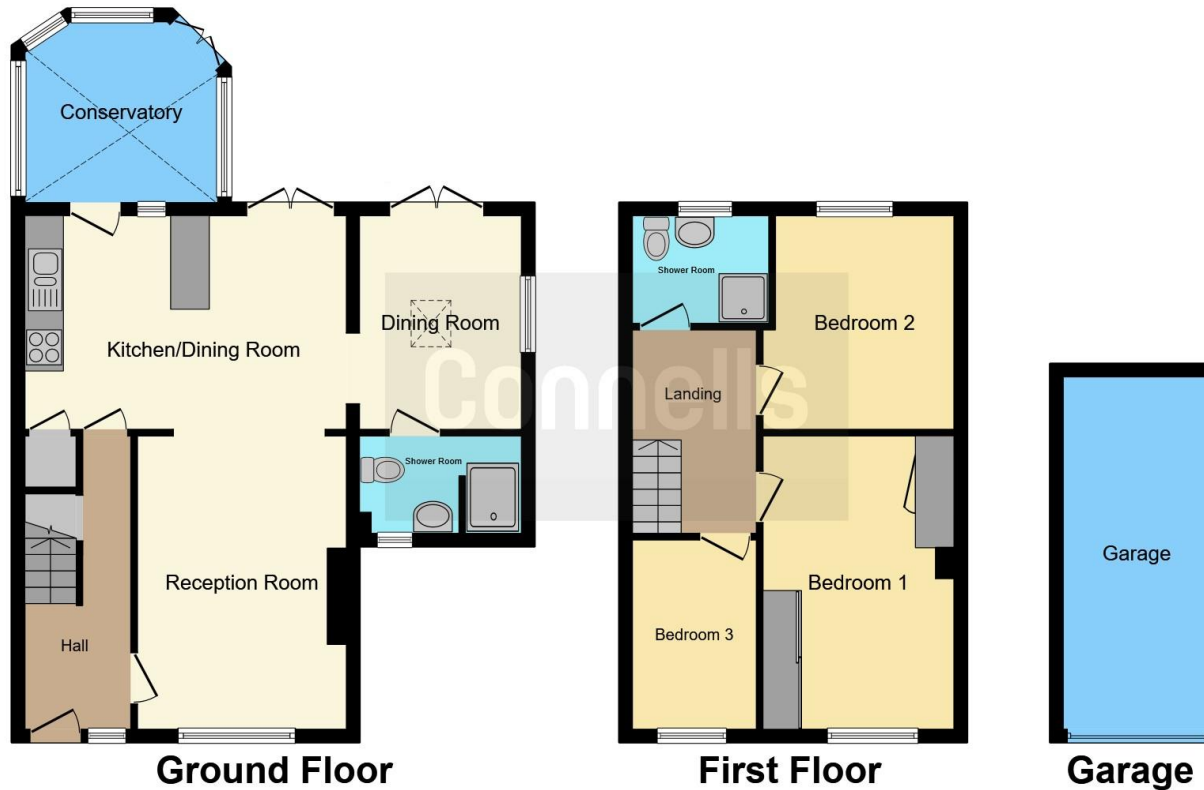
Front

Low maintenance and approached by steps, established planting









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

To view this property please contact Connells on

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/KWD309697

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KWD309697 - 0002