



**Connells**

Soundwell Road  
Bristol





### Property Description

Centrally located close to Kingswood town centre, major bus routes, shops and local amenities and offers 2 bedrooms and 2 receptions further complimented by an extended kitchen. Whilst in need of some basic updating and decorating, the potential for this property is great as it boasts both front and rear enclosed gardens. An early viewing is highly recommended. Tel 01179 353013 to book your viewing.

### Entrance

Via UPVC double glazed part obscure glazed door with UPVC obscure glazed window to the side to

### Entrance Hall

Stairs to first floor and landing, meter box, radiator.

### Living Room

14' 1" x 11' 2" ( 4.29m x 3.40m )

UPVC double glazed bay window to the front aspect, fire surround

### Dining Room

16' 10" x 11' 11" ( 5.13m x 3.63m )

UPVC double glazed French doors to the rear garden, radiator.

### Kitchen

12' 5" x 9' 6" ( 3.78m x 2.90m )

UPVC double glazed window to the rear aspect and side aspect, UPVC double glazed door to the rear garden, range of wall and base units with worktops over incorporating a stainless steel sink unit with drainer, wall mounted boiler, plumbing for an automatic washing machine,

### Bedroom 1

13' 1" x 11' 5" ( 3.99m x 3.48m )

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

### Bedroom 2

11' 4" x 10' 2" ( 3.45m x 3.10m )

UPVC double glazed window the rear aspect, rad.

## Bathroom

Three piece suite comprising panelled bath with independent electric shower over, pedestal wash hand basin, low level wc, UPVC double glazed obscure window to the rear aspect.

## Front Garden

Established and laid to patio with established planting, enclosed by a wall and gate for pedestrian access.













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)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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