



Connells

Soundwell Road  
Bristol





## Property Description

Ideally situated close to the shops and local amenities of Kingswood centre, this 2 bedroom Victorian style property makes an ideal purchase for those looking for the additional potential space of the loft room which is mid conversion. Downstairs, the vendor has retained some of the original style features such as ceiling coving and the living room/dining room to the front of the property offers a versatile room that opens to the kitchen/breakfast area with doors to the enclosed and established rear garden. Upstairs, both bedrooms comfortable accommodate a double bed each with additional storage in each room from the first floor landing runs a fixed staircase to the loft room. The room whilst structurally solid has had some alterations and would make an ideal project for somebody looking to take it as is and finish to their own taste.

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## Entrance

UPVc obscure double-glazed door to the vestibule

## Vestibule

## Entrance Hall

Stairs to first floor and landing, door to lounge/diner, radiator.

## Lounge Area

11' 8" x 12' 7" (3.56m x 3.84m)

UPVc Double glazed bay window to the front, radiator, feature chimney breast inset, feature ceiling rose.

## Dining Area

11' 1" x 12' 7" (3.38m x 3.84m)

Wooden and glazed doors to the kitchen/breakfast room, feature 'working fire' surround with hearth, feature ceiling rose.

## Kitchen/Breakfast Room

13' 7" x 7' 6" (4.14m x 2.29m)

Range of wall and base units with worktops over incorporating a stainless-steel basin with mixer tap over, plumbing for an automatic washing machine, inset for fridge/freezer, part glazed room over the breakfast area. Door to the rear garden.

## First Floor Landing

## Bedroom 1

11' 4" x 9' 6" (3.45m x 2.90m)

UPVc Double glazed window to the rear aspect, radiator.

## Bedroom 2

9' 4" x 8' 9" (2.84m x 2.67m)

Dual UPVc Double glazed windows to the front, radiator.

## Bathroom

Suite comprises panelled bath with shower screen, low level wc, pedestal wash hand basin, wall mounted boiler (on a service contract).

## Stairs To Left Room

## Loft Room

Accessed via a fixed staircase, the loft room has been under a conversion which has now stopped ready for the new owner to complete.

## Outside

## Front

This property is a pavement front.



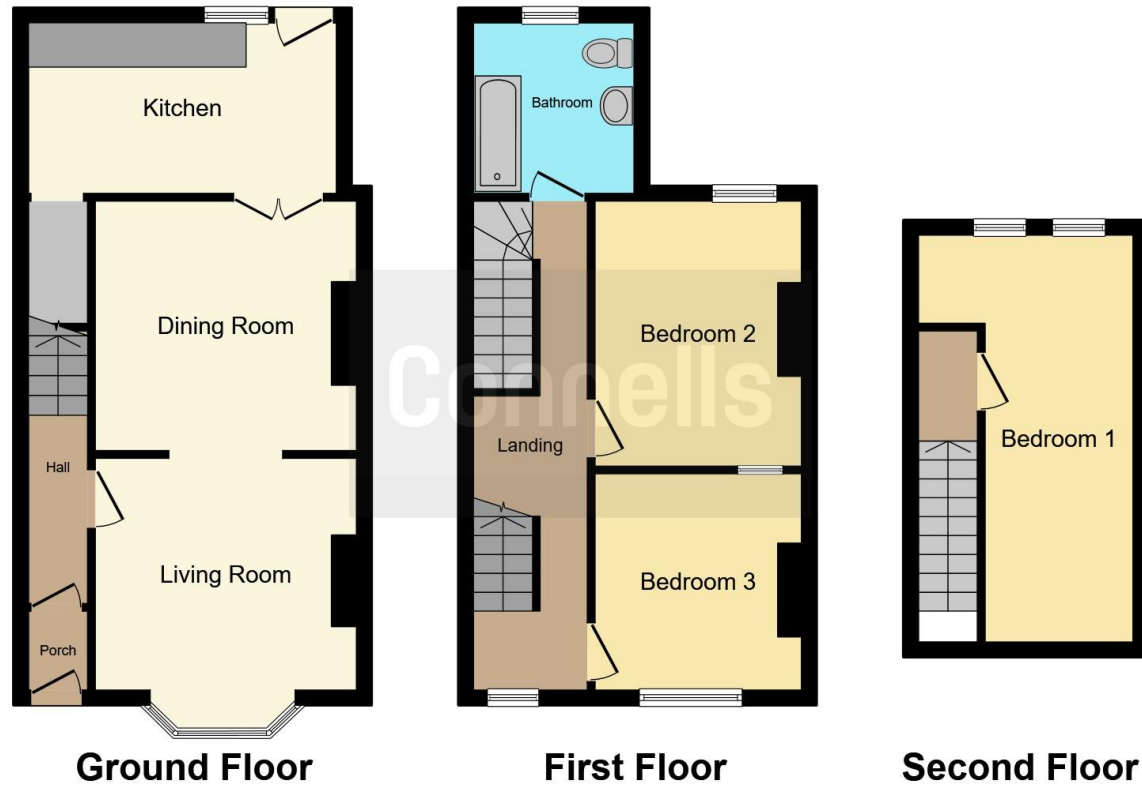












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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**T 0117 935 3013**  
**E [kingswood@connells.co.uk](mailto:kingswood@connells.co.uk)**

1 Regent Street Kingswood  
 BRISTOL BS15 8JX

**EPC Rating: D**

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Tenure: Freehold



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