



Connells

The Orchards
Bristol



Property Description

An end of terrace house situated in the popular area of Kingswood in a cul-de-sac position. Offered for sale with NO ONWARD CHAIN this lovely home would be ideal as a first time buy. Offering a good size kitchen/ diner, two good sized bedrooms and gardens to the front and rear as well as a detached GARAGE. The BS15 postcode covers both Kingswood and Hanham which crosses over between Bristol City Council and South Gloucestershire.

Both locations cover an array of amenities, including several independent stores a range of eateries, from pubs to restaurants and take-aways. There are multiple schools within the area as well as good transport links into Bristol city centre with several bus routes into the centre. An early viewing is recommended to avoid disappointment!!

Entrance

Obscured glass front door with obscured glass windows either side, leading to the front porch which is tiled and a further obscured glass door leading into the entrance hallway.

Hallway

Hallway has radiator, stairs rising to the first floor, telephone point and a door leading through into the lounge.

Lounge

14' 10" max, into recess x 11' 9" (4.52m max, into recess x 3.58m)

Coved ceiling, electric heater, marble hearth and a further door into the rear conservatory.

Conservatory

15' 7" x 4' 7" (4.75m x 1.40m)

Fully UPVC double glazed around with UPVC double glazed door leading out to the rear garden and tiled flooring.

Kitchen/Diner

11' 8" x 8' 10" (3.56m x 2.69m)

Double glazed window to the front aspect, range of base units and drawers with matching wall units, space for a washing machine, space for a further electric appliance beneath, inset four ring electric hob with an extractor fan above, integrated eyeline electric oven and grill and stainless steel sink unit with mixer tap and double drainer.

Landing

Hatch given access to loft storage space and doors off into principal rooms.

Bedroom One

14' 11" max, into the recess x 11' 9" (4.55m max, into the recess x 3.58m)

Double glazed window to the rear aspect, electric heater, built-in wardrobes comprising hanging rails and built-in shelving and cupboard space above.

Bedroom Two

12' 1" x 8' 11" max, to the rear of wardrobes (3.68m x 2.72m max, to the rear of wardrobes)

Double glazed window to the front aspect, electric heater, built-in wardrobe to either side of bed comprising hanging rails with built-in cupboard space over the bed.

Shower Room

Double glazed obscured glass window, chrome heated towel radiator, tiled flooring and tiled walls, corner shower cubical with electric shower and extractor fan, wash hand basin with mixer tap with a vanity unit and low level WC,

Outside

To The Front

Gate given access to path with steps leading to the front door, terraced front garden partly laid with patios and flower beds, outside tap.

To The Side

Gate given access to the rear.

To The Rear

Rear garden is paved with bordering flower beds, enclosed with fencing and a further gate leading down to a further garden, 2 garden sheds and a further gate given rear access and theres a detached garage.

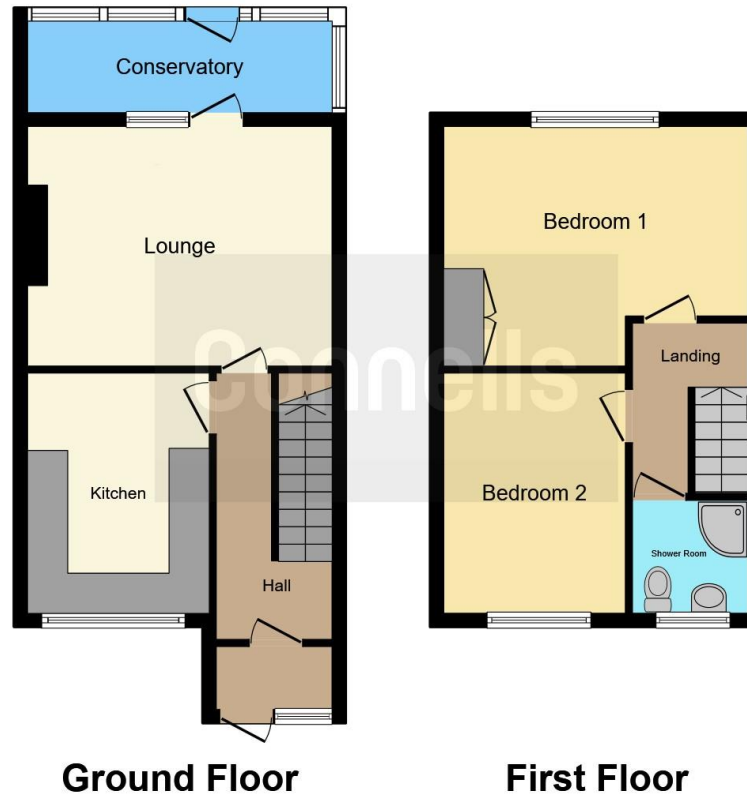
Garage

Up and over door.









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: E

Tenure: Freehold

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