



Connells

Gilbert Road
Kingswood Bristol



Property Description

Connells in Kingswood are delighted to introduce the recently renovated 2 bedroom Victorian style property to the open market. Refurbished both inside and out in 2024, this property has been finished to a very high standard and offers the fusion of an old building with beautiful high ceilings and well proportioned rooms, combined with the luxury of new internal fixtures and fittings. The kitchen and integrated appliances are all brand new as is the beautiful upstairs bathroom suite, new carpets and floor coverings throughout, a central heating boiler fitted in 2023, new radiators, replacement windows with the popular wooden fitted horizontal style blinds to most of the windows and generous storage solutions that have been created. Externally, there is an enclosed, attractive garden to the rear with both grass and patio and a front garden that is laid to patio. This property is literally ready to move into with nothing more to do. Move in and enjoy, ***
TELEPHONE 01179 353 013 TO BOOK YOUR VIEWING TO AVOID MISSING OUT ***

Upvc Double Glazed Door

To the entrance vestibule

Wooden Door

To the living/dining room

Living Room/Diner

23' 2" x 11' 1" (7.06m x 3.38m)

UPVc double glazed bay window to the front aspect, UPVc double glazed French style doors to the rear garden, 2 x radiators, feature fire surround with modern multi function electric fire inset, stairs to first floor and landing with storage cupboard under.

Kitchen

8' 8" x 6' 8" (2.64m x 2.03m)

UPVc double glazed window to the side aspect looking into the garden, Newly fitted modern kitchen comprising a range of wall and base units with worktops over incorporating an integrated fridge/freezer, integrated over, hob and extractor fan over, integrated microwave oven, one and a half bowl stainless steel sink unit with drainer, radiator.

Upstairs

Landing

Doors to accommodation, storage cupboard and loft access to the insulated loft space.

Master Bedroom

11' 8" x 10' 4" (3.56m x 3.15m)

UPVc double glazed window to the front aspect, two separate integrated storage cupboards, radiator, loft access.

Bedroom 2

10' 8" x 6' 10" (3.25m x 2.08m)

UPVc double glazed window to the rear aspect, two separate integrated storage cupboards, radiator.

Bathroom

9' 1" x 6' 8" (2.77m x 2.03m)

New bathroom suite comprising panelled bath with independent shower over, vanity wash hand basin, vanity mounted wc, heated towel rail. UPVc double glazed window to the side aspect.

Outside

Front

Laid to paved patio area with feature back grouting, partially enclosed by low walls

Rear

Laid to both patio and lawn, enclosed with established planting and raised boarders.

Living /Dining Room

23' 2" x 11' 1" (7.06m x 3.38m)

UPVc double glazed bay window to the front aspect, UPVc double glazed French style doors to the rear garden, 2 x radiators, feature fire surround with modern multi-function electric fire inset, stairs to first floor and landing with storage cupboard under.









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: D

Tenure: Freehold

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