



Connells

Crispin Way
Bristol



Property Description

A well-presented, bright and airy semi-detached house situated in the popular residential area of Kingswood. Offering three bedrooms, two reception rooms as well as a conservatory. This home offers ample parking and has an enclosed good size rear garden. An early viewing is higher recommended to fully appreciate the accommodation on offer. Situated in Kingswood which is in South Gloucestershire on the eastern border of Bristol giving convenient access to both Bristol and Bath. Kingswood High Street as an array of shops, eateries, supermarkets as well as a Doctors and Dentist.

Entrance

UPVC double glazed obscured glass front door leading into the entrance hallway.

Hallway

Laminate flooring, a cupboard housing the circuit breaker and electric meter, central heating radiator, stairs rising up to the first floor with under stairs storage cupboard and doors off into principal rooms.

Lounge

14' x 10' 11" (4.27m x 3.33m)
UPVC double glazed bay window to the front aspect, laminate flooring, TV point, central heating radiator, gas living flame fire with a heath and folding doors into the dining area.

Dining Area

9' 11" x 9' 5" (3.02m x 2.87m)
Laminate flooring, radiator and doors through into the conservatory.

Conservatory

8' 7" x 8' 5" (2.62m x 2.57m)
Fully double glazed around, tiled flooring, radiator and doors leading out into the rear garden.

Kitchen

9' 10" x 6' 11" (3.00m x 2.11m)
UPVC double glazed window to the rear aspect, UPVC double glazed door leading out to the rear garden, space for a fridge/freezer, space and plumbing for a washing machine, chrome heated towel radiator, range of base units and drawers with rolled-edge worktops over with tiled splashbacks with matching wall units, integrated wine chiller, integrated electric oven and grill with inset four ring electric hob with extractor hood above and circular single bowl drainer with a mixer tap.

Landing

UPVC double glazed window to the side aspect, hatch given access to loft which has got pull-down ladder and lighting, doors off into principal rooms.

Bedroom One

14' x 7' 9" (4.27m x 2.36m)

UPVC double glazed bay window to the front aspect, central heating radiator, wall to wall built-in wardrobes with sliding doors comprising hanging rails and shelving and shoe rack.

Bedroom Two

9' 11" x 9' 6" (3.02m x 2.90m)

UPVC double glazed window to rear aspect, radiator, built-in wardrobes with sliding doors one of which is housing worcester boiler and others comprising hanging rails and shelving and further shelving in recess space.

Bedroom Three

8' 1" max- over stairs recess x 6' 5" (2.46m max- over stairs recess x 1.96m)

UPVC double glazed window to the front aspect and radiator.

Shower Room

UPVC double glazed obscured glass window, chrome heated towel radiator, corner shower cubical with a main shower, vanity wash hand basin, low level WC and shaving point.

Outside

To The Front

Driveway parking for couple of cars with bordering flower bed to the side, box housing the gas meter and an addition shared drive way to the side of the property.

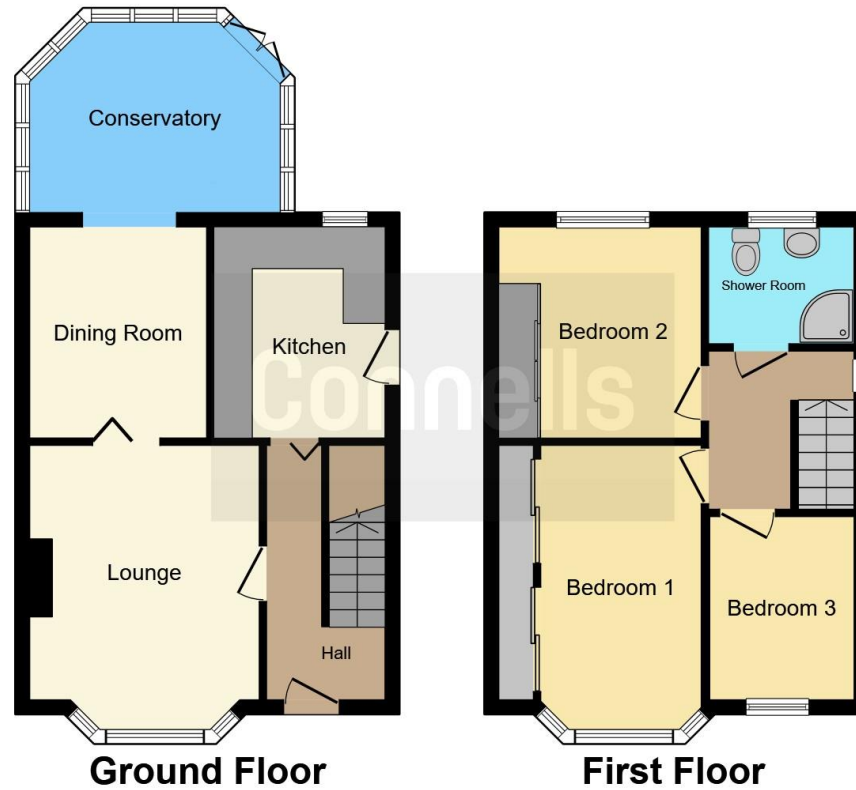
To The Rear

Rear garden is enclosed with walls and fencing, gate given side access, outside tap, predominantly laid to astroturf with stones and patio area with bordering flower beds.









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

view this property online connells.co.uk/Property/KWD310464

Tenure: Freehold



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: KWD310464 - 0006