



**Connells**

Highview Road  
Bristol





## Property Description

Situated in the popular location of Kingswood, close to local amenities and bus services is this newly converted first floor flat. Benefiting from having NO ONWARD CHAIN an early viewing is essential to fully appreciate what this accommodation has to offer.

## Entrance

Front door is situated down the side and leads into entrance hallway.

## Hallway

Hallway has two UPVC double glazed windows, radiator, stairs rising to the first floor and door of into utility room.

## Utility Room

Utility room has radiator, wood effect ceramic tiled flooring, base units with rolled-edge worktops with tiled splashbacks, one and a half bowl sink unit with drainer, space and plumbing for washing machine, UPVC double glazed door leading out into the rear garden.

## Landing

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

## Lounge / Diner

16' 1" max x 10' 6" ( 4.90m max x 3.20m )  
UPVC double glazed window to the front aspect, radiator and laminate flooring.

## Kitchen

8' 4" x 7' 4" ( 2.54m x 2.24m )  
Kitchen has radiator, UPVC double glazed window overlooking the rear garden, base units and drawers with matching cupboards, rolled-edge worktops with tiled splashbacks, integrated fridge and freezer, integrated electric oven and grill with an inset four ring gas hob with an extractor hood above, integrated dishwasher and cupboard housing boiler, one and a half bowl sink unit with a mixer tap.

## Bedroom One

10' 9" x 10' 3" ( 3.28m x 3.12m )  
UPVC double glazed window to the side aspect, radiator, USP charging points.

## Bedroom Two

8' 5" x 8' 2" ( 2.57m x 2.49m )  
UPVC double glazed window overlooking the rear garden, USP charging point and radiator.

## Bathroom

UPVC double glazed obscured glass window, chrome heated towel radiator, vanity wash hand basin with mixer tap and wall mirror, electric shaving point. low level WC, bath with a mixer tap with connected shower and a shower screen, extractor fan, fully tiled flooring and tiled surrounds.

## Outside

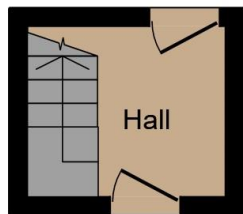
To The Front  
Parking for one car

To The Rear  
Garden is enclosed with fencing and has patio area and lawned area.

## Agents Notes

It is our understanding that the property as a whole is currently held under a Freehold title. To enable to the sale of the flat, the vendor has advised that a Draft Lease will be created which would be finalised on completion in preparation for submission at Land Registry. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.





**Ground Floor**



**First Floor**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

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Tenure: Freehold



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