





Property Description

BS15 covers Kingswood and Hanham which crosses over between Bristol City Council and South Gloucestershire. The area has a mix of rural and urban landscapes. The area has a number of local businesses, including several independent stores and a range of eateries, from pubs to restaurants. There are multiple schools within the area and has easy access into Bristol city centre with several bus routes connecting to the city centre.

Entrance Porch

Porch with curved concrete header, decorative glass side panels with obscure glass, step to

Hallway

11' 6" x 5' 3" (3.51m x 1.60m)

Entry via part glazed door, stairs to first floor, under stairs storage area, opening to kitchen and lounge, radiator.

Lounge/Diner

14' 9" x 11' 10" (4.50m x 3.61m)

Rear aspect glazed door to conservatory and side windows, with marble health television point, radiator, ceiling coving.

Kitchen

11' 10" x 9' 2" (3.61m x 2.79m)

Front aspect double glazed window, modern style kitchen wall and base units with laminate style finish and stainless steel work surface over with inset stainless steel gas hob and built in oven, stainless steel extract over, inset stainless steel sink and drainer unit, mixer tap over, part glazing to wall units, space for fridge/freezer, space and plumbing for washing machine, breakfast bar, slate style vinyl tiled flooring, spot lighting, radiator.

Conservatory

11' 6" x 4' 11" (3.51m x 1.50m)

Rear aspect double glazed sliding doors and windows, glazed ceiling, door to storage cupboard.

Stairs To First Floor Landing

Loft hatch with pull down ladder, note loft is fully insulated, halogen spot lighting, doors to bedrooms and bathroom, smoke detector.

Bedroom One - Front

13' 1" x 9' 6" (3.99m x 2.90m)

13'1" x 9'6" Front aspect double glazed window, built in wardrobes, recessed spot lighting, ceiling coving, radiator.

Bedroom Two – Rear

11' 10" x 8' 10" (3.61m x 2.69m)

Rear aspect double glazed window, radiator, built in wardrobes.

Bedroom Three – Rear

8' 10" x 5' 7" (2.69m x 1.70m)

Rear aspect double glazed window, radiator, halogen spot lighting.

Shower Room

Front aspect window with decorative/obscure glass, modern suite comprising corner shower with glazed enclosure, gas boiler shower shower, vanity unit with freestanding basin and chrome mixer tap, white w.c, maple veneer style finish to vanity unit with brushed stainless steel effect handles, granite laminate surface over, fully tiled walls with decorative glass mosaic banding, chrome vertical heated towel rail, slate effect vinyl tiled flooring.

Outside

Garden - Front

Mainly laid to chippings, low level wall.

Garden - Rear

Terraced garden with patio area, steps to lawn area with timber panelling, higher level with hard standing and garden shed mainly laid to chippings, rear gate, timber fencing to sides, rear access lane.

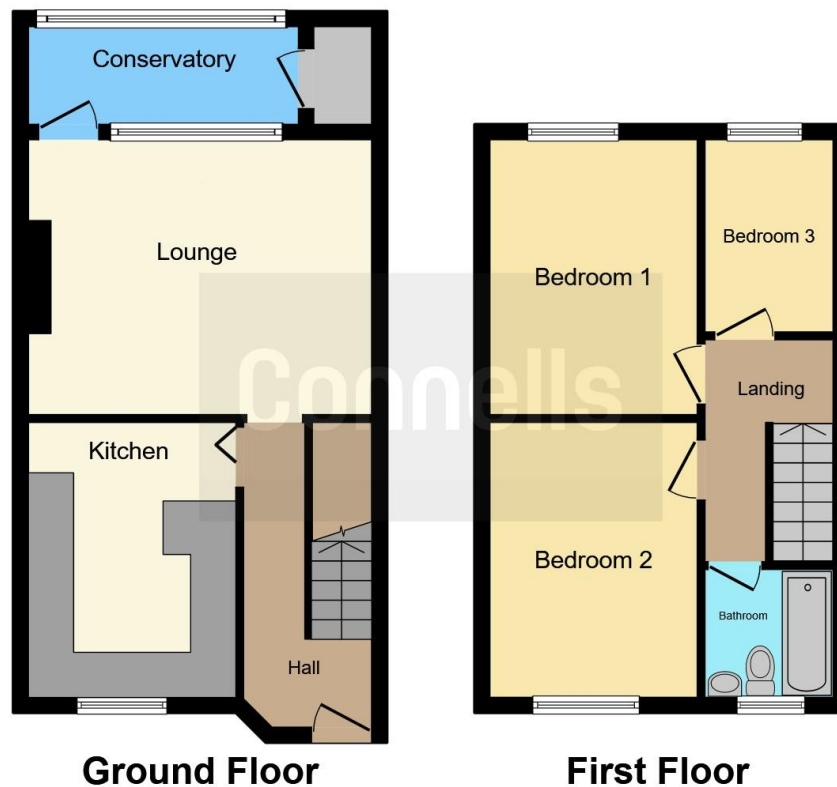
Agents Note

The vendor informs us that he has been able to park two cars to the rear of the property for last seven years.









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

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EPC Rating: C

Tenure: Freehold

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Property Ref: KWD310564 - 0007