



**Connells**

Kingsway  
St. George Bristol



## Property Description

A three bedroom 1930s end-terraced house retaining many original features located in the sought after area of St George bordering Kingswood. St George is located on the Eastern edge of the city and offers and has well connected with several bus routes and transport links as well as a variety of amenities and schools and green spaces and parks.

## Entrance

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

## Hallway

Hallway has telephone point, radiator, stairs rising up to the first floor and under stairs storage cupboard.

## Downstairs Cloakroom

Fully tiled around with window and low level WC.

## Living Room

14' 4" max into bay x 12' 6" max ( 4.37m max into bay x 3.81m max )

UPVC double glazed bay window to the front aspect, gas living flame coal effect fire with marble effect surround and hearth with a mantle over, double multi-glass paneled doors through into the dining area.

## Dining Room

12' 7" x 10' 11" ( 3.84m x 3.33m )  
UPVC double glazed patio doors leading out to the rear garden, radiator and picture rail. Dining room can also be accessed through hallway.

## Kitchen

17' 4" x 7' 4" ( 5.28m x 2.24m )  
UPVC double glazed window to the side aspect, UPVC double glazed window to the rear aspect, UPVC double glazed obscured glass door leading out into the rear garden, range of base units and drawers with rolled-edge worktops over with tiled splashbacks, matching wall units with built-in wine racks, space and plumbing for washing machine, space and for electrical appliances i.e. fridge and freezer beneath the worktop, cooker, stainless steel single bowl sink unit and drainer with mixer tap.

## Landing

Stained glass window to the side and doors off into principal rooms.

## Bedroom One

14' 4" max x 10' 4" front of wardrobe ( 4.37m max x 3.15m front of wardrobe )  
UPVC double glazed bay window to the front aspect, radiator, wall-to-wall wardrobes comprising hanging rails with cupboard space above.

## Bedroom Two

12' 8" x 10' 11" ( 3.86m x 3.33m )

UPVC double glazed window to the rear aspect and radiator.

## Bedroom Three

9' 5" x 7' 5" ( 2.87m x 2.26m )

UPVC double glazed window to the rear aspect, hatch giving access to loft storage space and radiator and a wall mounted boiler.

## Family Bathroom

Bathroom is fully tiled around and has UPVC double glazed window, heated radiator, low level WC, vanity wash hand basin with a mixer tap, bath with main shower over.

## Outside

### To The Front

Outside light, Gated path leading to the front door, front garden is mostly paved with bordering shrubs and flower beds, gated side access around to the rear with a box housing the gas meter.

### To The Rear

rear garden is enclosed with fencing and has a mixture of shrubs, gate given access around the rear.

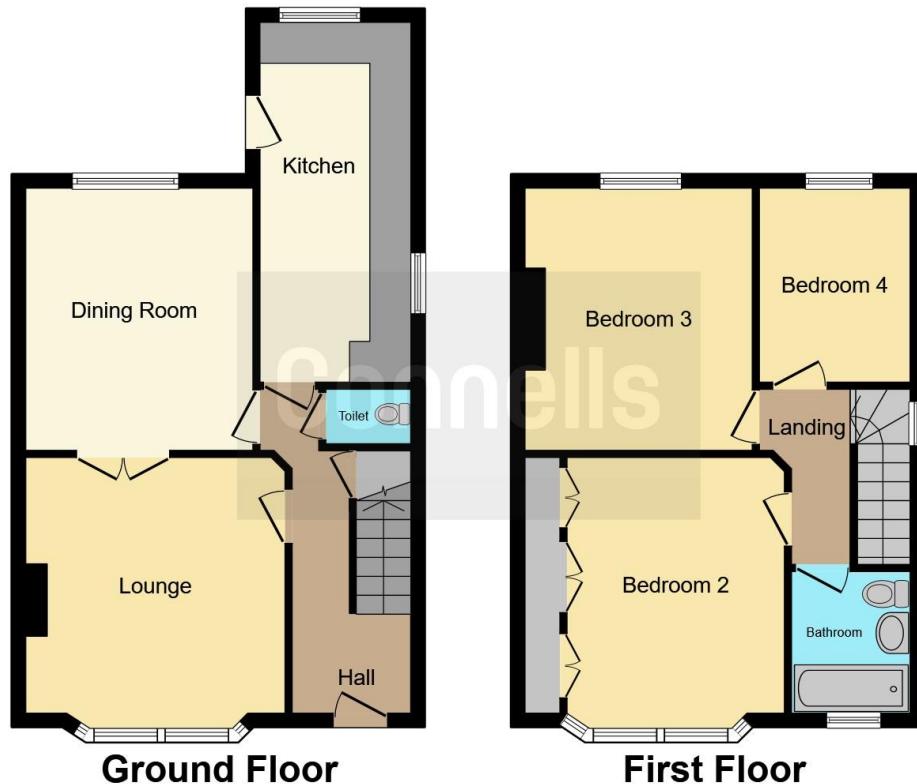
## Double Garage

Double garage with an up and over door, courtesy door to the rear, tap, power and lighting.









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EPC Rating: E    Council Tax  
 Band: C

Tenure: Freehold

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