





Property Description

A ground floor situated in the popular area of Kingswood within close proximity of local shops and bus services. Would ideally suit a first time buyer or investor. Perfect for a First Time Buy!! Give the office a call today on 0117 9353013 to arrange a viewing! No Onward Chain.

Entrance

Front door leading into the open plan living area.

Kitchen Area

7' 2" x 6' 4" (2.18m x 1.93m)
UPVC double glazed window to the front aspect, base units and drawers with rolled-edge worktops over with tiled splashbacks, space for electric appliance i.e. washing machine, integrated electric oven and grill with an inset four ring gas hob with an extractor hood above, single bowl sink unit and drainer with mixer tap and wall units.

Lounge Area

12' 5" x 10' 7" (3.78m x 3.23m)
UPVC double glazed window to front aspect, laminate flooring, door through into inner hallway.

Inner Hallway

inner hallway gives access to the rear garden and has door to bedroom.



Bedroom

11' 11" x 10' 11" (3.63m x 3.33m)
UPVC double glazed window to the rear aspect, radiator and built-in cupboard housing the boiler.

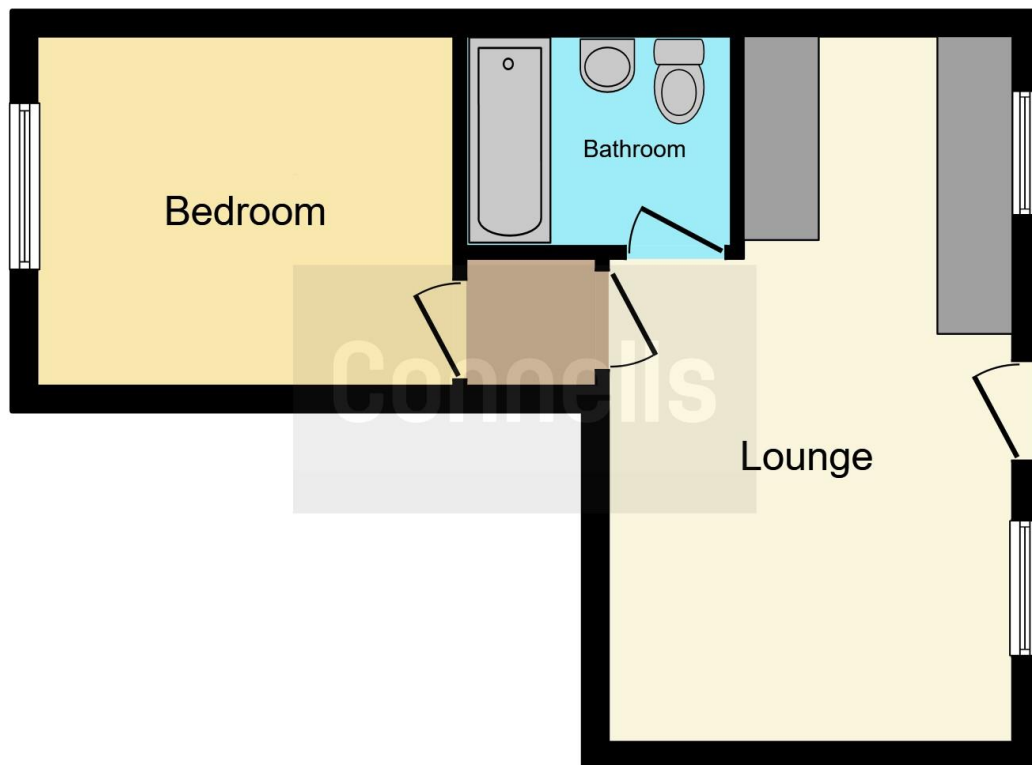
Bathroom

Low level WC, radiator, vanity wash hand basin, panelled bath with tap with tiled surround,

Outside

Communal garden space laid with gravel.





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/KWD310732

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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: KWD310732 - 0002