

for sale

£325,000



New Queen Street Bristol BS15 1DE

A mid terrace house comprising entrance hallway, lounge, diner, three bedrooms (master en-suite) and a family bathroom. Benefiting from having GCH, UPVC double glazing and being close amenities and bus services.



New Queen Street Bristol BS15 1DE

Accommodation

Front door leading into vestibule. Further glass door leading into the entrance hallway.

Entrance Hallway

Box housing meters and circuit breaker. Central heating radiator. Stairs rising to the first floor. Door through to lounge and dining room.

Dining Room

12' 4" x 10' 8" (3.76m x 3.25m)

Coved ceiling. Central heating radiator. UPVc French Doors leading out into the rear garden. Under stairs storage with= built in cupboards. door through to the kitchen. Double doors through

to the lounge.

Lounge

10' 8" x 10' 8" (3.25m x 3.25m)

UPVC double glazed bay window to the front aspect. Central heating radiator. Fitted electric feature fireplace and surround. TV point.

Kitchen

8' 10" x 8' 2" (2.69m x 2.49m)

Two double glazed windows. A range of base units and drawers with rolled edged work tops with tiled splashbacks. Space and plumbing for a washing machine. Space for a cooker with an extractor hood. Space for a fridge freezer. Stainless steel 11/2 bowl sink unit and drainer.



Bathroom

Two UPVc double glazed windows. Central heating radiator. Tiled flooring. low level flush wc. Pedestal wash hand basin with tiled splash backs. Panelled bath with a connected shower attachment.

First Floor Landing

Coved ceiling. Hatch giving access to loft storage space which has a pull-down ladder. Door to a cupboard which is housing the boiler.

Bedroom One

14' 1" Max x 10' 9" (4.29m Max x 3.28m)

UPVc double glazed windows to the front aspect. Central heating radiator.

En-Suite

Low level flush wc. Vanity wash hand basin with a mixer tap. Shower cubicle with a mains shower with an extractor fan. Fully tiled around.

Bedroom Two

12' 4" x 8' Max (3.76m x 2.44m Max)

UPVC double glazed window to the rear aspect. Central heating radiator.

Bedroom Three

8' 2" x 8' 11" (2.49m x 2.72m)

UPVC double glazed window to the rear. Central heating radiator.

Outside

To the front

Patio garden with gated path leading to the front door.

To the rear

Enclosed with walls and fencing. Court yard garden.

Agents Note

The vendor informs us that a new boiler was fitted in 2023.





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

Property Ref: KWD310772 - 0003

Tenure: Freehold

EPC Rating: E

view this property online connells.co.uk/Property/KWD310772



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