



Connells

Two Mile Hill Road
Bristol

Two Mile Hill Road
Bristol BS15 1BG

for sale offers in excess of
£310,000



Property Description

Tucked away in a cul-de-sac position is this modern well-presented detached bungalow situated within close proximity of all local amenities. Situated in Kingswood, Kingswood is located east of Bristol in South Gloucestershire and is a vibrant community. Amenities include Kings Chase shopping centre, supermarkets, several restaurants and take-aways, pubs as well as schools, doctors and dentists. Frequent bus services into the centre of Bristol are located nearby on the main road. An early internal viewing is highly recommended to avoid disappointment. NO CHAIN.

Entrance

Front door leads into the hallway.

Hallway

Laminate flooring, central heating radiator, wall mounted circuit breaker, hatch giving access to loft storage space, smoke detectors, door off into principal room, control for central heating and open through into open plan living accommodation, which is got downlights.

Kitchen/Lounge

15' 1" x 12' 9" (4.60m x 3.89m)

Open plan living accommodation got downlights, laminate flooring, UPVC double glazed folding doors leading out into the rear

garden. Central heating radiator, tv point, a range of base units and drawers with rolled edge work tops over, tiled splashback with matching wall units, integrated electric oven and grill, with an inset four ring gas hob with extractor hood above. Integrated fridge and freezer, integrated washing machine, cupboard housing the boiler, stainless steel single bowl sink unit and drainer.

Bedroom One

11' x 8' 11" (3.35m x 2.72m)

UPVC double glaze window to the front aspect, central heating radiator, built-in wardrobes with over bed cupboard space, wardrobes with hanging rails and shelves in, tv point.

Bedroom Two

10' 4" x 5' 7" (3.15m x 1.70m)

Central heating radiator, UPVC double glaze window to the front aspect.

Bathroom/Shower Room

Chrome heated towel radiator, low level WC, pedestal wash basin with a mixer tap, double shower cubical with a main shower, shower room is fully tiled around with tiled flooring as well.

Outside

To the front

Off road parking for several cars, gated side access leading to the rear, box housing the gas meter.

To the rear

Paved rear garden fully enclosed with fencing, a garden shed.

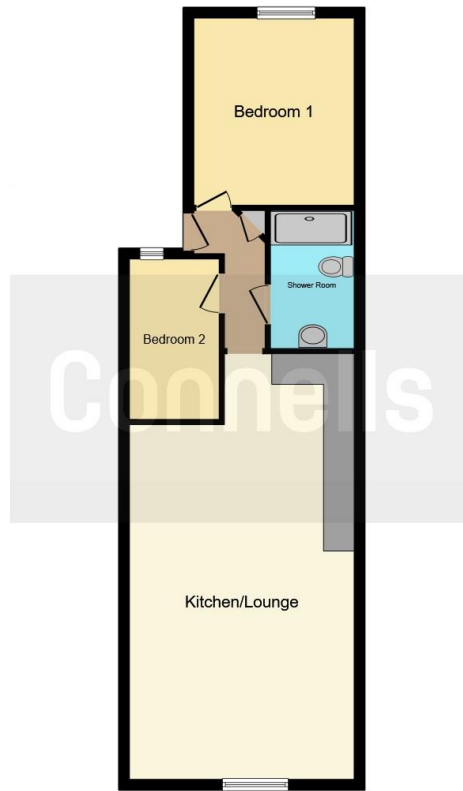
Agent's Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'









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

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1 Regent Street Kingswood
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EPC Rating: B Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/KWD310823



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