



Connells

Kingsway
Kingswood Bristol



Property Description

Connells Kingswood are delighted to present this well-presented three-bedroom property in a popular location. The current vendor has refitted throughout and kept original features. The property has front and rear gardens, with private parking for two cars at the rear, along with a large shed which has electricity and Wi-Fi capabilities. The property also benefits from a new toilet within a unity side room at the rear along with a new kitchen and bathroom.

Ideally situated, this property is a short walk from Kingswood High Street and offers excellent access to nearby areas like Hanham and St. George. There is an abundance of green spaces, including Magpie Bottom, Dundridge Park, and scenic walks along the River Avon. Families will appreciate the excellent local schools, including the OFSTED Outstanding-rated Beacon Rise Primary School and OFSTED Good-rated Two Mile Hill Primary School and John Cabot Academy.

Entrance

Stained glass door lading into the porch, cupboard housing the gas and electric meter and circuit breaker, a further stained glass front door leading into the entrance hallway, then glass stained windows on either sides and above.

Lounge

14' 5" max x 11' 3" max (4.39m max x 3.43m max)

Stairs rising up to the first floor from the entrance hallway, a central heating radiator, doors-off into principle rooms, a upvc double glaze bay window to the front aspect, cast iron fireplace with tiles half and wooden lantern over, tv point.

Kitchen/Diner

11' 8" max x 7' 7" max (3.56m max x 2.31m max)

A upvc double glaze window to the rear aspect, a upvc double glaze patio door leading to the rear garden, a central heating radiator, a range of base units and drawers with edge rolled work tops, tiled splashback with matching wall units, a space for fridge-freezer, integrated electric oven and grill with inset of four ring with electric ceramic hob and extractor fan above, a stainless steel one and half bowl sink and drainer.

First Floor Lading

a hatch giving access to the storage loft space and doors-off into principle rooms

Bedroom One

12' 3" x 10' 9" (3.73m x 3.28m)

A upvc double glaze window to the rear aspect, a central heating radiator.

Bedroom Two

14' 4" x 8' 8" (4.37m x 2.64m)

A upvc double glaze window to the front aspect, a central heating radiator.

Bedroom Three

9' 2" x 6' 9" (2.79m x 2.06m)

a upvc double glaze window to the front aspect, a central heating radiator.

Bathroom

a upvc double glaze obscured glass window, an extractor fan, low level wc, heated towel radiator, vanity hand wash basin with a mixer tap, a bath with mixer tap and a main shower over with tiles around and tiled flooring.

Outside

To The Front

A gate giving access to the pathway laid with chippings and leads to the front door, front garden is stimulated with bordering flowers, shrubs and wild strawberries.

To The Rear

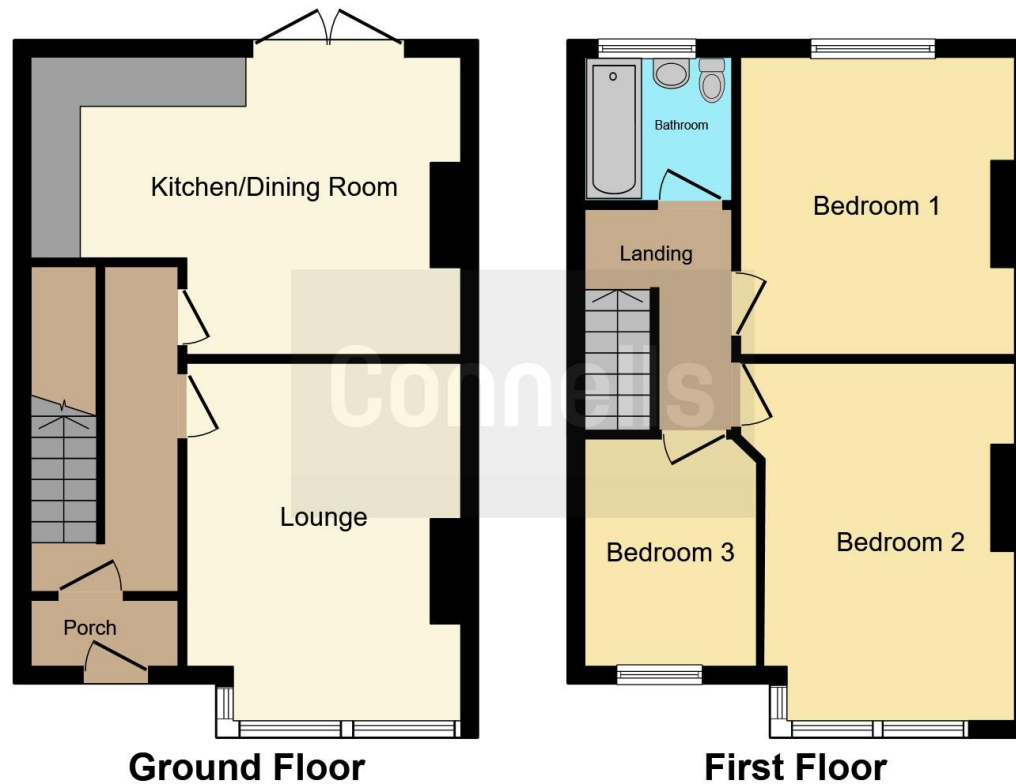
A door leads through the separate utility/cloak room, which has got low level wc, wall mounted boiler and a space for washing machine.

Rest of the garden laid with chippings, plants, vegetables, flowering beds, wild berries, shrubs and wild plants. It is also giving access to the rear parking area for two cars. There is a small shed in the rear garden with power and lighting and also a large shed with power, lighting and internet connection.









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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1 Regent Street Kingswood
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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