



Connells

Downend Road
Kingswood Bristol

Downend Road Kingswood Bristol BS15 1SL

for sale offers in excess of
£280,000



Property Description

A mid terraced house located in the popular area of Kingswood. Kingswood offers plenty of cafes, take-aways and an array of high street shops as well as coffee shops. Supermarkets nearby include Iceland, Sainsburys, Tesco Express and a Lidl. There are Doctors, Dentists and schools all within close proximity as well as frequent buss services into the city centre and surrounding areas. NO ONWARD CHAIN!!!

Entrance

An obscured glass double glazed front door leading into the spacious entrance hallway, a central heating radiator, telephone point, stairs rising to the first floor and an under-stairs storage cupboard with built-in coat hooks and housing the electric meter, doors-off into principle rooms.

Lounge

15' 3" into bay x 13' 2" (4.65m into bay x 4.01m)

It has upvc double glaze bay-window to the front aspect, central heating radiator, a box housing the fuse box, square arch through into the dining room, which also have the access from the main hallway.

Dining Room

10' 11" max x 12' 9" (3.33m max x 3.89m)

It has central heating radiator, upvc double glazed patio doors leading out into the rear garden, a fitted gas fire with a bricks around and half.

Kitchen

14' 6" x 8' 10" (4.42m x 2.69m)

A upvc double glaze window to the rear aspect, a central heating radiator, a range of base units and drawers with rolled edge work-tops over with matching wall units, a space for fridge- freezer, a space for washing machine, a space for a cooker, wall- mounted boiler, breakfast bar, stainless steel single bowl sink and drainer with a mixer tap, a upvc double glaze door leading into the rear garden.

First Floor Lading

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

Bedroom One

12' 5" x 11' 6" (3.78m x 3.51m)

It has upvc double glaze window to the front aspect, a central heating radiator, a fitted wardrobe with hanging rails and cupboard space.

Bedroom Two

10' 10" x 12' 10" (3.30m x 3.91m)

A upvc double glaze window to the rear aspect, built-in wardrobes with hanging and shelving, a central heating radiator.

Bedroom Three

9' 4" x 7' 6" (2.84m x 2.29m)

A upvc double glaze window to the front aspect, a central heating radiator, built-in

wardrobes with hanging rails and cupboard space.

Bathroom

A central heating radiator, upvc double glaze obscured glass window, a built-in cupboard with folding doors and shelving, pedestal hand-basin, low level wc, paneled bath with twin grip handles with a main shower over and fold-in shower screen door.

Outside

16' 6" x 9' 1" (5.03m x 2.77m)

To the front

There is stoned porch and hard sounding parking area.

To the rear

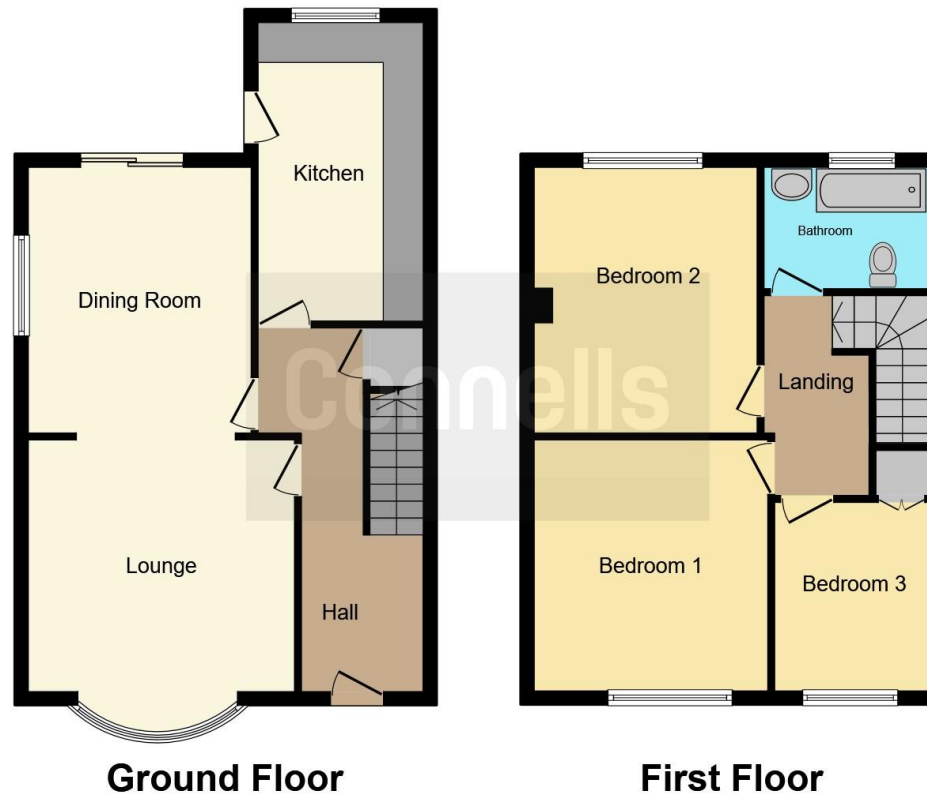
There is outside laid patio area, gates to the rear pathway to give rear accessto the large workshop/garage, rest of the garden laid of chipping's and shrubs.

There is a rear access to the garage, which has got power and lighting.









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: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KWD310784



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: KWD310784 - 0009