



Connells

Yew Tree Drive
Bristol



Property Description

An end of terraced home being sold with no onward chain located in the popular area of Kingswood. Conveniently located within easy access to all local amenities and shops and is situated close to the A420 providing access to both Bristol and Bath. An internal viewing is essential. Having the added benefit of being sold with NO ONWARD CHAIN.

Entrance/Hallway

A UPVC double glaze obscured glass door and UPVC double glass window to the side and above leading into the porch hallway. There is a step and a further door leading to the hallway, a UPVC double glaze window the side aspect, a central heating radiator, stairs rising to the first floor, under stairs storage cupboard and doors off into the principal room.

Dining Room

11' max x 10' 7" max (3.35m max x 3.23m max)

A door through into the dining room, a central heating radiator, laminate flooring, UPVC double glazed patio doors leading out into the rear garden.

Lounge

12' max x 10' 7" max (3.66m max x 3.23m max)

It is an open arch leading into the lounge area, a UPVC double glazed window to the front aspect, a further central heating radiator, cove ceiling, a fitted coal effect gas flame fire,

marble effect surrounds and above.

Kitchen

14' x 7' 1" (4.27m x 2.16m)

A UPVC double glaze window to the rear aspect, a UPVC double glaze obscured glass door leading to the rear garden, central heating radiator, a range of base units and drawers with rolled edge work tops and above, a tiled splashback and matching wall units, breakfast bar, a space for dishwasher and washing machine, integrated electric oven and grill and insets of five rings gas hob and hood above, integrated fridge and freezer, a cupboard with housing the circuit breaker and electric meter, a circular single bowl stainless sink and drainer with a mixer tap, a few of the wall cabinets got the glass front doors.

First Floor Landing

A UPVC double glaze window, a hatch giving access to the loft storage and doors into the principal rooms.

Bedroom One

13' 8" max x 10' 4" max (4.17m max x 3.15m max)

A UPVC double glaze window to the front aspect, a central heating radiator, cove ceiling.

Bedroom Two

11' x 10' 3" (3.35m x 3.12m)

A UPVC double glaze window to the rear aspect, cove ceiling, a central heating

radiator, built-in cupboards with hanging rails and shelves.

Bedroom Three

8' 11" x 7' 8" (2.72m x 2.34m)

Cove ceiling,a UPVC double glaze window to the front aspect, central heating radiator.

Bathroom

A UPVC double glazed obscured glass window, tiled flooring and tiled walls, a central heating radiator, low level wc, pedestal hand wash-basin, bath with an electric shower over and shower screen.

Outside/Garage

12' 3" x 15' 8" (3.73m x 4.78m)

To The Front

A front garden alongside gate giving access to the rear garden, a box housing the gas meter on the side.

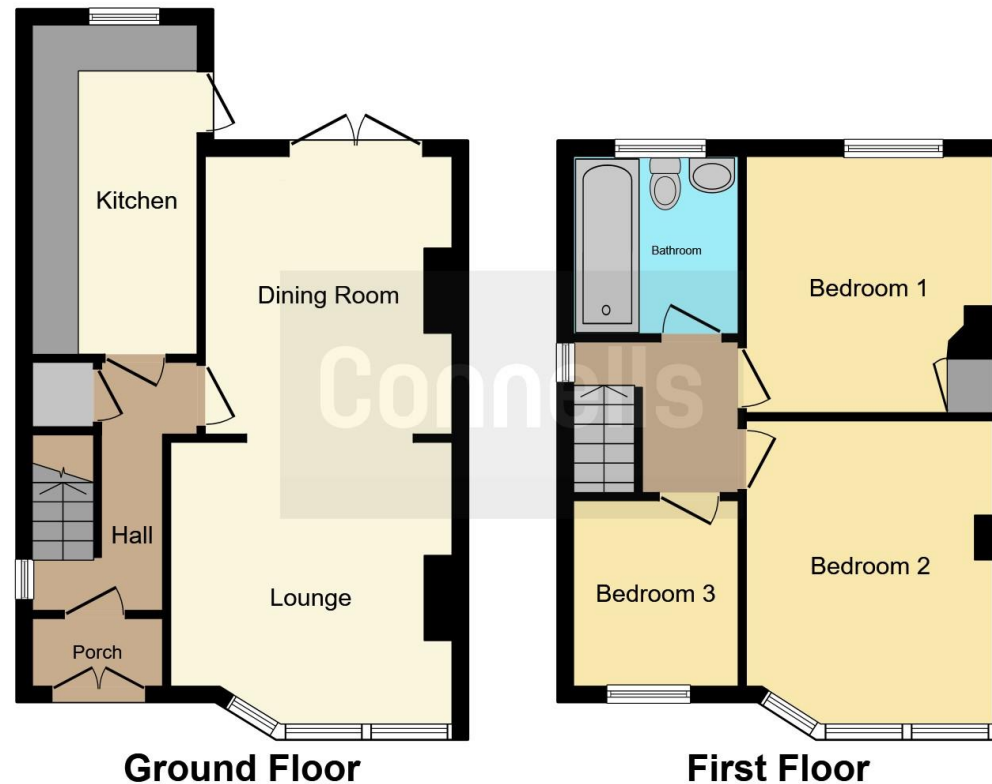
To The Rear

It is paved with a lawn area, outside tap, it leads to the detached garage, garage got a curtousy door up and over.









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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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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Property Ref: KWD310897 - 0007