



Court Road Kingswood Bristol BS15 9QB

for sale offers in excess of
£350,000



Property Description

Situated within a popular residential area, and only a short stroll away from Kingswood Park, can be found this stylish three bedroom end of terraced home, sure to make a lasting impression. Having undergone a schedule of works by the current owners, this immaculately presented home allows any new owner to simply move in with ease. Tastefully styled throughout, this well-proportioned property benefits from generous room sizes throughout, and, in our opinion, makes an excellent first-time purchase. This three-bedroom property has an open-plan kitchen/dining room with the added benefit of a W/C. The conservatory leads out to the rear back garden with side access.

It's a short walk from both kingswood Park and kingswood high street.

Entrance/Hallway

A front door leading into the hallway, stairs rising up to the first floor.

Lounge/Open Plan

11' 4" x 10' 6" (3.45m x 3.20m)

A UPVC double glazed window with the fitted shutters, a modern central heating vertical radiator and sky light above.

Kitchen/Dining Room

10' 9" x 13' 3" (3.28m x 4.04m)

A UPVC double glazed window with window shutters, sky light above, a central heating radiator, a range of base units and drawers

with matching wall units, integrated oven and cooker with the extractor hood above, space for washing machine and dishwasher, a space for fridge and freezer, a single bowl sink and drainer with a mixer tap.

Conservatory

8' 8" x 12' 9" (2.64m x 3.89m)

It is fully UPVC double glazed and a UPVC double door leading out in the rear garden.

W.C

5' 7" x 3' 2" (1.70m x 0.97m)

A separate low level flush wc on the ground floor.

First Floor Landing

A hatch giving access to the loft storage.

Bedroom One

11' 6" x 10' (3.51m x 3.05m)

This small bedroom has a UPVC double glazed window, a central heating radiator, fitted wardrobes.

Bedroom Two

8' 4" x 6' 2" (2.54m x 1.88m)

A UPVC double glazed window and a central heating radiator beneath the window, sky light in the ceiling.

Bedroom Three

12' 8" x 10' 4" (3.86m x 3.15m)

This master bedroom has a UPVC double

glazed window with the fitted window shutters, a central heating radiator, sky light in the ceiling.

Bathroom

6' 9" x 6' 6" (2.06m x 1.98m)

Sky lights in the ceilings and has a large sky light, a central heating radiator, low level flush wc, pedestal hand-wash basin, a bath tub with the main shower above and tiled around.

Outside

To The Front

A paved path is leading to the front door, laid with chippings, a garden shed and enclosed with a gate and fencing.

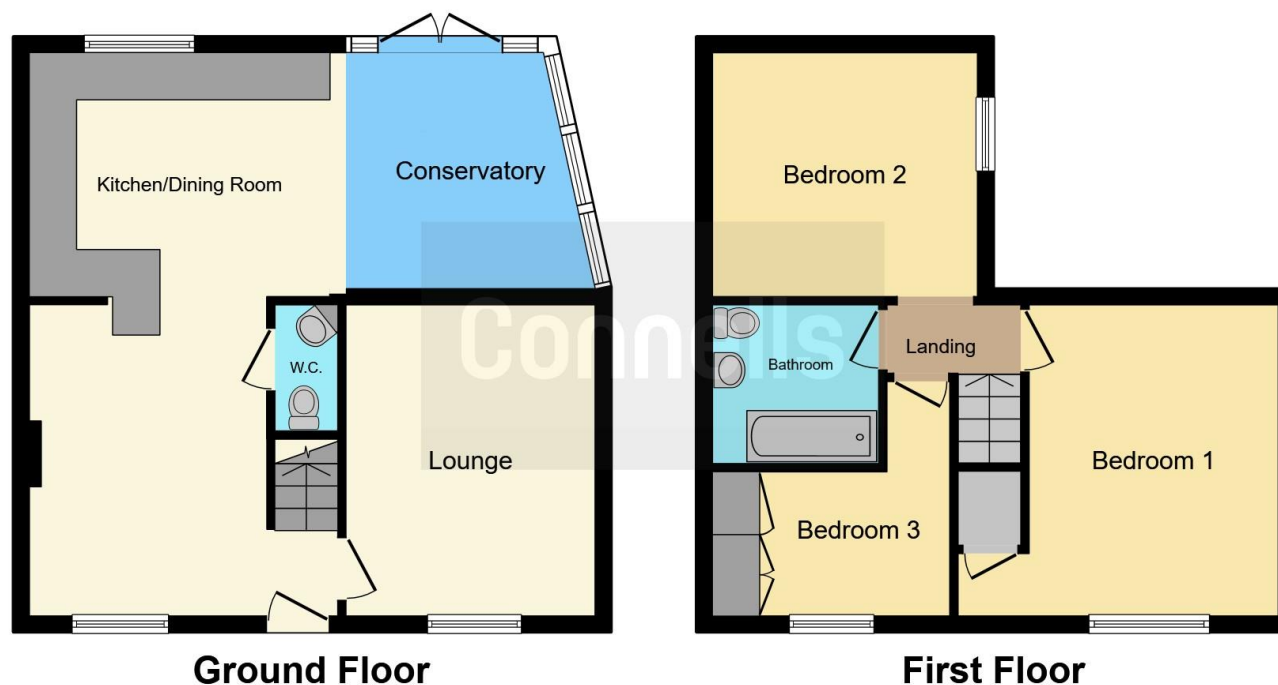
To The Rear

It is fully paved and has some bordering flowers, plants and shrubs. It has got a garden tap too.









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: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KWD310952



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: KWD310952 - 0009