



Connells

Moravian Road
Bristol



Property Description

This three-bedroom property in a great location offers a wealth of character and style, including private parking. Accommodation briefly comprises a porch, lounge diner, kitchen, utility and bathroom to the ground floor. Upstairs there are three bedrooms. This home boasts off-street parking to the front and a large rear garden with areas of patio and lawn. Sure to generate a lot of interest and an ideal first buy, family home or investment.

Kingswood has a vibrant High Street with many well known retail outlets, pubs, bars and restaurants, together with regular bus services to the City centre and adjoining suburbs.

Entrance

A UPVC double glazed door leading into an open lounge.

Lounge

23' 8" x 13' 7" (7.21m x 4.14m)

A UPVC double glazed window to the front aspect, a large central heating radiator, fireplace, TV point and stairs rising to the first floor, doors-off to the kitchen. a UPVC double glazed door leading to the rear garden.

Kitchen

13' 2" x 7' 8" (4.01m x 2.34m)

A UPVC double glazed window, a range of base units and drawers with rolled edge work

tops, matching wall units, integrated electric oven and grill, a single bowl sink and drainer with a mixer taps, a space for dishwasher.

Utility Room

It can be used for storage with additional space for washing machine and dryer.

Bedroom One

12' 1" x 11' 4" (3.68m x 3.45m)

Two UPVC double glazed windows to the front aspect, two central heating radiators, fitted wardrobes.

Bedroom Two

11' 8" x 8' 4" (3.56m x 2.54m)

A UPVC double glazed window to the rear and a central heating radiator.

Bedroom Three

8' 3" x 5' (2.51m x 1.52m)

A UPVC double glazed window to the rear and a central heating radiator.

Bathroom

6' 1" x 6' 1" (1.85m x 1.85m)

A UPVC obscured glass window to the side, a central heating radiator, low level flush wc, hand-wash basin with vanity beneath, a paneled bathtub with main showers above.

Outside

To The Front

It is paved and leading to the front entrance door.

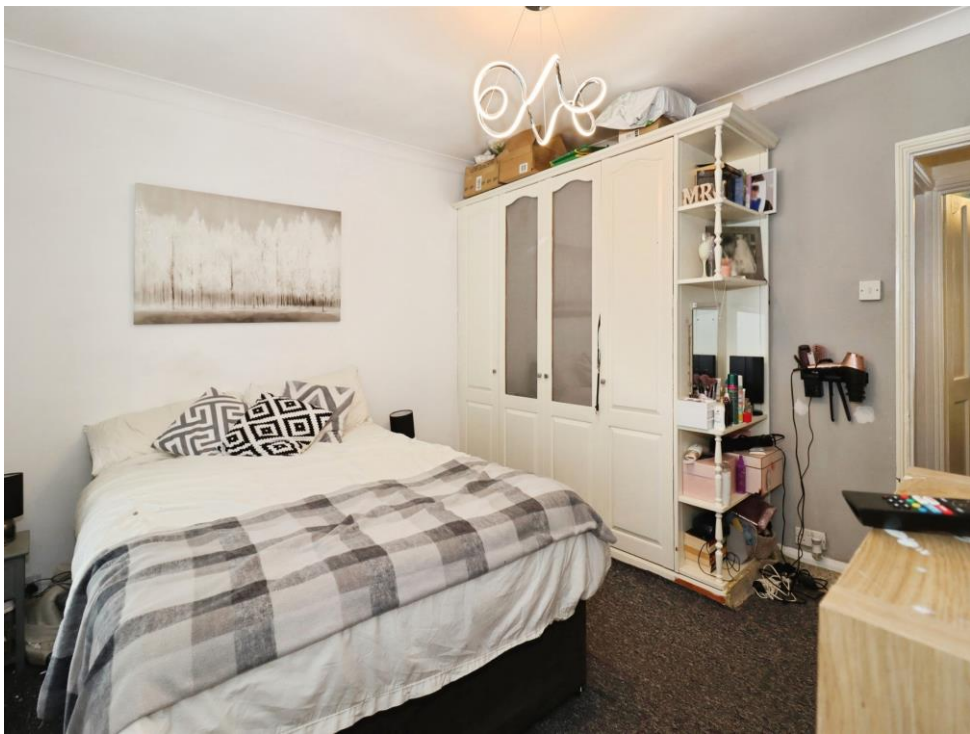
ToThe Rear

It is paved and there is some garden area with plants and trees, enclosed with fencing and a garden shed.

Agent's Note

The vendor has informed us that recently, there has been a new boiler fitted in the property.









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: E Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/KWD310990



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: KWD310990 - 0011