







### Property Description

This beautifully presented two-bedroom semi-detached home is in excellent condition throughout, offering a stylish and comfortable living space. Having seen many improvements and decorating throughout, the property is perfect for those wanting to move in straight away.

The ground-floor features a fitted kitchen, W/C and a welcoming living room/dining room with direct access to the back garden. Upstairs, both bedrooms are generously sized. Each bedroom with its own en-suite and toilet. With every room has been thoughtfully maintained, making this a move-in-ready home.

The rear garden is a great outdoor space, with a good-sized layout featuring a shed for storage. To the front, a driveway provides convenient parking.

The property is just a short distance from Kingswood High Street, as well as the A4174 Ring Road, the home is well-connected to local amenities and transport links. Green space at Pomphrey is right on the doorstep, and families will appreciate the excellent nearby schools, including the OFSTED Outstanding First Friends Nursery and Pre-School and the OFSTED Good-rated Kings' Forest Primary School and Mangotsfield School.

### Kitchen

10' 5 x 6' 2" 9 ( 3.05m 5 x 1.88m 9 )

A upvc double glaze window to the rear aspect, 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.

### Living Room/Dining Room

17' 3" x 12' 6" ( 5.26m x 3.81m )

Radiator, Open Stairs leading upstairs, French doors opening to rear garden with a small shed in the corner.

### Bedroom One

12' 6" x 8' 4" ( 3.81m x 2.54m )

Radiator, Windows with En-suite - Shower over Bath, Wash Basin and Toilet.

### Bedroom One En-Suite

6' 1" x 6' 3" ( 1.85m x 1.91m )

En-suite - Shower over Bath, Extractor Fan, Wash Basin and Toilet.

### Bedroom Two

12' 6" x 9' 3" ( 3.81m x 2.82m )

Radiator, Window, Small cupboard to the right where storage is available along with the Worcester boiler. En-suite - step in shower, toilet and wash basin.

### Bedroom Two En-Suite

3' 5" x 8' 2" ( 1.04m x 2.49m )

En-suite - step in shower, extractor fan, toilet and wash basin.

## Outside

### To The Front

Driveway for one car, leading up to the front door with storage cupboard to the right.

### To The Rear

Garden with fenced wooden panels with small shed to the corner of the garden.













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](http://www.focalagent.com)

To view this property please contact Connells on

**T 0117 935 3013**  
**E [kingswood@connells.co.uk](mailto: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/KWD311000](http://connells.co.uk/Property/KWD311000)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: KWD311000 - 0008