



Connells

Gillard Road
Bristol



Property Description

A great opportunity to purchase this CHAIN FREE three bedroom semi-detached house within the popular area of Kingswood. The property is situated a short distance from Two Mile Hill Road with its range of shops and local amenities with Kingswood high street just a short walk away and also bordering the popular area of St George. Kingswood offers a large variety of amenities to include an array of Supermarkets including Lidl, Sainsburys, Iceland as well as numerous other shops, cafes and take-aways. There are numerous pubs, restaurants as well as Schools, Doctors and Dentists. There are frequent buss services taking you into the centre of Bristol and surrounding areas.

Entrance

A UPVC double glazed obscured glass front door and UPVC double glazed obscured glass windows on either sides leading into the front porch, a box housing the circuit breaker and electric meter, then there is a further glass door with windows either sides leading into the entrance hallway.

Hallway

There are exposed floor boards, central heating radiator, stairs rising up to the first floor, doors off into principles rooms.

Lounge

13' 8" into the bay x 12' max-into recess (4.17m into the bay x 3.66m max-into recess)

A UPVC double glazed bay window to the front aspect, central heating radiator, stripped floor boards.

Dining Room

11' 8" x 9' 11" max (3.56m x 3.02m max)
Central heating radiator, UPVC double glazed french doors leading out to the rear garden with windows either sides and above, a square arch leading into the kitchen.

Kitchen

7' 9" x 8' 4" (2.36m x 2.54m)
A UPVC double glazed window, base units and drawers with rolled edge work tops over and tiled splashback with matching wall units, integrated electric oven and grill with inset four ring gas hob and extractor fan above, stainless steel single bowl sink and drainer with a mixer tap.

Landing

A hatch giving access to the loft storage space, a UPVC double glazed glass window and doors off into bedroom one.

Bedroom One

14' 1" into bay x 10' 7" max (4.29m into bay x 3.23m max)

A UPVC double glazed bay window to the front aspect, central heating radiator, telephone and TV point.

Bedroom Two

11' 7" max x 11' 8" (3.53m max x 3.56m)

A UPVC double glazed window to the rear aspect, central heating radiator.

Bedroom Three

9' 2" x 7' 6" (2.79m x 2.29m)

A UPVC double glazed window to the front aspect, central heating radiator.

Bathroom

Low level flush wc, pedestal hand wash basin with a mixer tap, paneled bath with twin grip handles with a mixer taps and main shower above, chrome heated towel radiator, fully tiled around.

Outside

To The Front

Off road parking for a couple of cars, side access to the rear.

To The Rear

It is enclosed with fencing, patio area, rear garden shed.

Garage

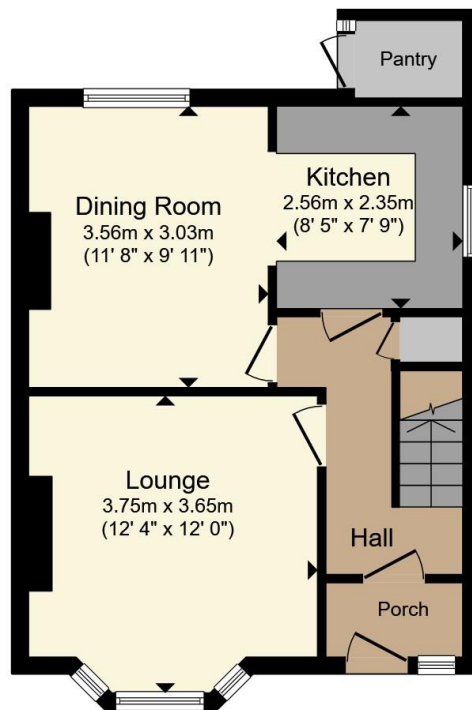
16' 3" x 10' 5" (4.95m x 3.17m)

It is to the rear, courtesy door, under cover storage base to the side of the garage.

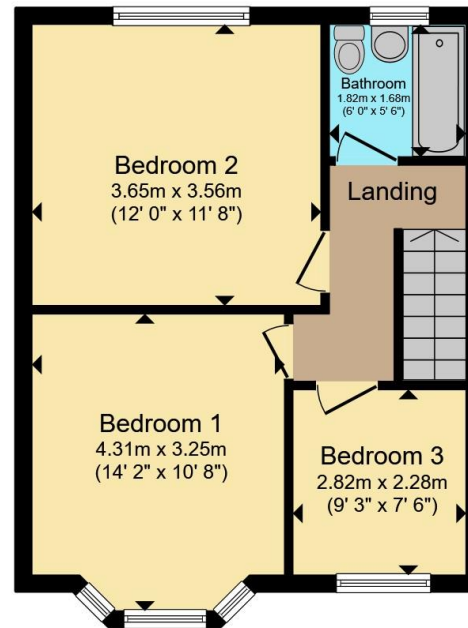








Ground Floor



First Floor

Total floor area 79.4 m² (854 sq.ft.) approx

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.propertybox.io

Connells

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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