



Connells

Hill Street
Kingswood Bristol

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Kingswood Bristol BS15 4EX

for sale
£340,000



Property Description

What a fantastic property with bundles of charm and space. This particular home really does suit a growing family. Downstairs you will find a spacious lounge, a separate dining room and a wonderful kitchen extension. The upstairs has seen the largest change. On the first floor there are now two double bedrooms (with a ensuite to the front bedroom), as well as a family bathroom. From the landing, another full staircase takes you to the master bedroom with yet another ensuite. So you see, space really isn't an issue here. Given the amount of off street parking, you can see why we feel this house is ideal for a family. The Ring Road is only a short distance away, so commuters have easy access. There are some great schools that are walking distance away, and there is an abundance of local amenities and bus routes on hand. It goes without saying that we love this property and we are sure you will too. Call us today to arrange your appointment to view.



Entrance Hall

Doors to rooms, stairs rising from first floor, tiled flooring, smooth ceiling and under stairs cupboard.

Lounge

11' 10" + bay x 12' 10" max red to 10' 11" (3.61m + bay x 3.91m max red to 10' 11")

Double glazed Bay window to front, open to Dining area, coved ceiling, wall lights, electric fireplace, television point and telephone point.

Dining Area

11' 4" x 10' 7" (3.45m x 3.23m)

Open plan to Lounge area rear from hall, double timber and glazed framed doors to Kitchen, wood effect flooring, coved, smooth ceiling with light fitting, wall lights and radiator.

Kitchen

16' 4" max x 16' 1" max (4.98m max x 4.90m max)

Fitted kitchen with matching wall and base units, work surfaces, tiled splash backs and one and a half bowl stainless steel sink/drainers. Space for range cooker, space for fridge/freezer, plumbing for washing machine and dishwasher. Spotlights and smooth ceiling. Double glazed window to rear, two Velux sky lights to rear. Door to rear, door from hall and double timber and glazed door from Diner.

Landing

Stairs from ground floor and stairs to second floor. Double glazed obscured window to side and storage cupboard over staircase.

Bedroom 1

14' 4" into Bay x 10' 11" max including wardrobes (4.37m into Bay x 3.33m max including wardrobes)

Built in wardrobes, timber and opaque glazed door to ensuite, spot lights and radiator.

En Suite

Double glazed obscured window to front, shower cubicle, fully tiled, wall mounted wash hand basin, chrome heated towel rail radiator, smooth ceiling, spot lights, extractor fan and wc.

Bedroom 2

8' 7" + wardrobes x 12' 3" (2.62m + wardrobes x 3.73m)

Double glazed window to rear, built in wardrobes, spot lights, television point and radiator.

Shower Room

Double glazed obscured window to rear, shower cubicle with jet shower head, fully tiled, pedestal wash hand basin, heated towel rail radiator, spot lights, smooth ceiling, extractor fan and wc

Second Landing

Stairs from first floor, double glazed window to side, door to top floor bedroom.

Loft Bedroom

13' 6" x 12' 5" (4.11m x 3.78m)

Restricted head height, double glazed Velux sky light to front, eaves storage cupboards and storage space. smooth ceiling, spot lights and door to En suite.

En Suite

Double glazed window to side, bath, smooth ceiling, tiled floor and fully tiled walls, spot lights, pedestal wash hand basin, extractor fan and wc.

Front Garden

Block paved driveway with gated side access.

Rear Garden

Enclosed via fencing with side gated access, patio, shed and outside tap.





This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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To view this property please contact Connells on

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EPC Rating: E

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**BIG
SALE**

Tenure: Freehold



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Property Ref: KWD306357 - 0005