





## Property Description

This two-bedroom terrace house occupies a secluded position. The property is conveniently located to the amenities of both Staple Hill and Kingswood which are only a short distance away. These amenities include a variety of shops and supermarkets, schools, bus routes, restaurants, doctors' surgeries and dentists. Access onto the Avon ring road, for major motorway connections and to the Bristol cycle path is situated nearby.

The accommodation, in brief, comprises the ground floor, a lounge and a kitchen/diner and on the first floor there are two bedrooms and a bathroom. Additional benefits include an allocated parking space, gas central heating, UPVC double-glazed windows and a low-maintenance rear garden which is laid to a paved patio and artificial lawn.

## Entrance

The front is a path to the entrance door leading from a communal private car park with allocated parking for one vehicle.

## Lounge

10' 4" x 12' 4" ( 3.15m x 3.76m )

The lounge with wood effect laminate flooring and uPVC double glazed window to the front elevation. Stairs are on the left as you enter, complete with storage under stairs. Meterbox attached to wall, behind front door. Tv ports and radiator.

## Kitchen

7' 9" x 11' 7" ( 2.36m x 3.53m )

Kitchen has a range of wall and base units, sleek white doors in a high gloss finish combine with brushed steel handles, wood effect worktops and metro style tiled splashback to create a contemporay feel. Radiator behind door. Integrated appliances include an electric oven, gas hob and extractor plus space for a freestanding fridge freezer. Additionally there is a door to an W.C.

## Downstairs W/C

Wash basin and toilet

## Bathroom

Bathroom has shower over bath, Pedestal wash basin with medicine cupboard attached to the wall above. Toilet. Double glazed window.

## Bedroom One

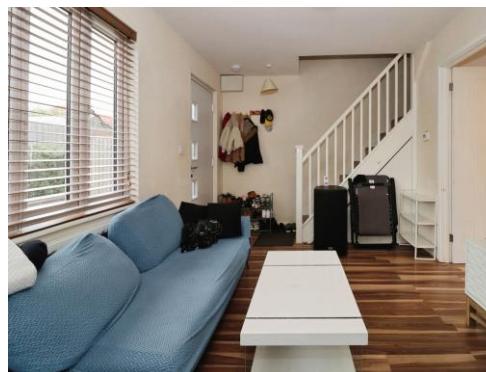
9' 8" x 11' 8" ( 2.95m x 3.56m )

Bedroom has radiator and double glazed window. Double long fitted hanging bars positioned back in the wall for clothing storage.

## Bedroom Two

6' 5" x 8' 2" ( 1.96m x 2.49m )

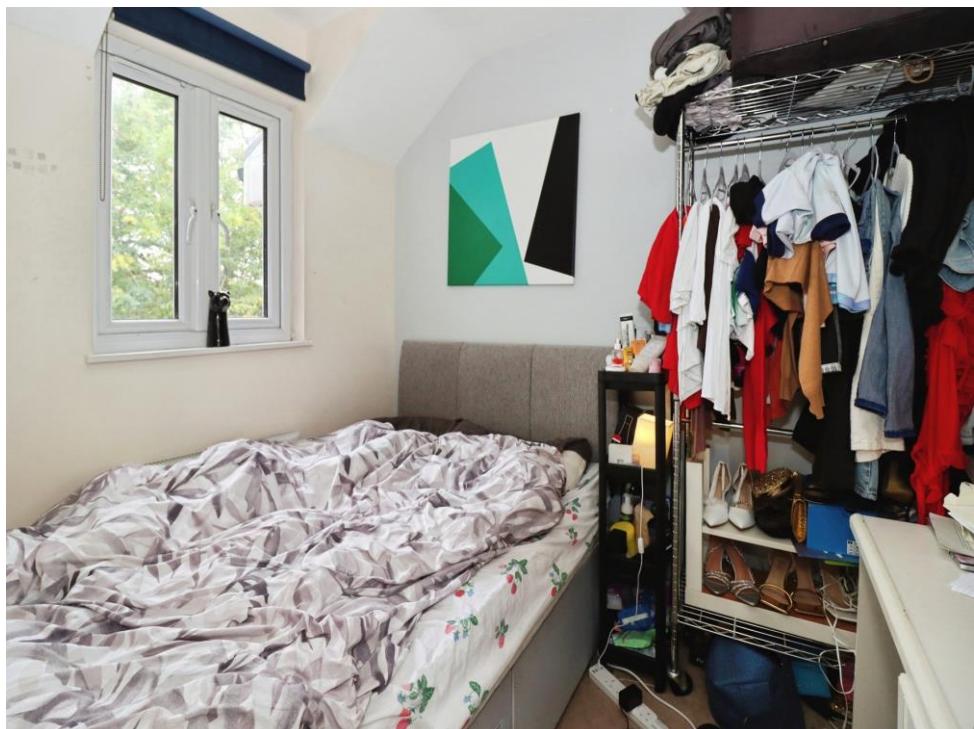
Bedroom has radiator and double glazed window.



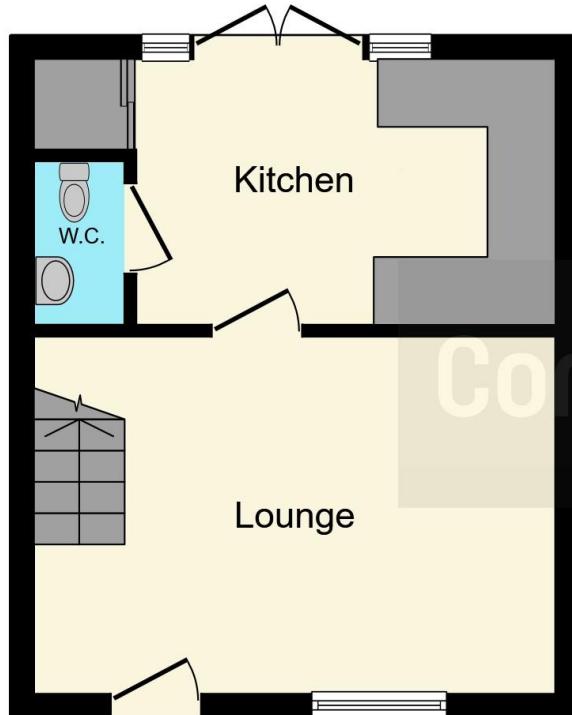
## Outside

Garden is enclosed by way of timber-lap fencing and has a patio, level lawn and useful storage shed.

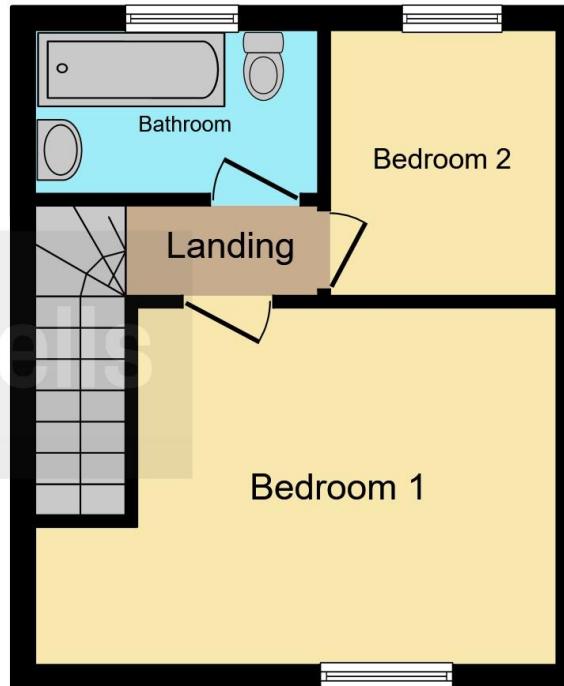








**Ground Floor**



**First Floor**

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EPC Rating: C    Council Tax  
 Band: A

Tenure: Freehold

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