



**Hill Street, Kingswood Bristol BS15 4EX**

**welcome to**

## **Hill Street, Kingswood Bristol**

This fully renovated family home, set over three floors, with separate living room, beautiful open plan kitchen/diner, cloakroom, with three double bedrooms, two en-suites, and family bathroom. Off street parking and a enclosed rear garden. Call now for further viewings.

### **Hill Street Entrance Hallway**

Door to front, Marble tiled flooring, radiator, carpeted stairs leading to first floor, understairs storage.

### **Lounge**

12' 1" max x 13' 8" max ( 3.68m max x 4.17m max )  
Curved bay double glazed window to front, carpeted flooring, feature fireplace, TV point, radiator.

### **Kitchen/ Diner**

17' 4" max x 15' 11" max ( 5.28m max x 4.85m max )  
Open plan kitchen dining room, the dining area leads to the Bi-folding doors into the rear garden. In the kitchen- a range of wall and base units, with corian work tops over, integrated appliances which include; oven and induction hob, fridge/freezer, dishwasher and washing machine, microwave, inset sink with mixer tap over, radiator, TV point.

### **Landing**

Obscured window to side, access into two bedrooms and family bathroom.

### **Bedroom Two**

14' 4" max x 10' 10" max ( 4.37m max x 3.30m max )  
Double glazed bay window to front, carpeted flooring, fitted wardrobes, radiator, spot lighting and sound system controls.

### **En-Suite Two**

Obscured window to front, fully tiled walls and flooring, low level WC, vanity unit with hand wash basin over, shower cubicle with shower built into the ceiling with lighting, heated towel rail.

### **Bedroom Three**

10' 7" max x 11' 5" max ( 3.23m max x 3.48m max )  
Double glazed window to rear, fitted wardrobes, carpeted flooring, radiator.

### **Bathroom**

Obscured window to rear, shower cubicle with shower built into the ceiling with lights, fully tiled walls and flooring, low level WC, vanity unit with hand wash basin over, heated towel rail.

### **Bedroom One**

12' 5" max x 13' 6" max ( 3.78m max x 4.11m max )  
Double glazed skylight window, radiator, carpeted flooring, TV point.

### **En-Suite One**

Double glazed obscured window to rear, low level WC, copper free standing bath with mixer tap over, heated towel rail, vanity unit with hand wash basin over, fully tiled walls and flooring.

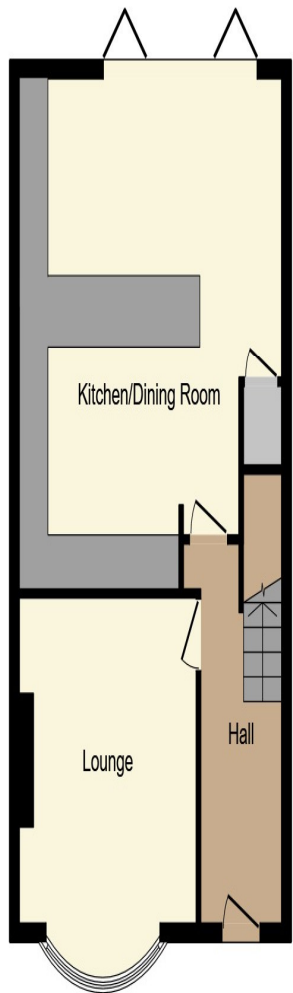
### **Exterior Front Driveway**

Open plan front drive, perfect for parking for multiple cars.

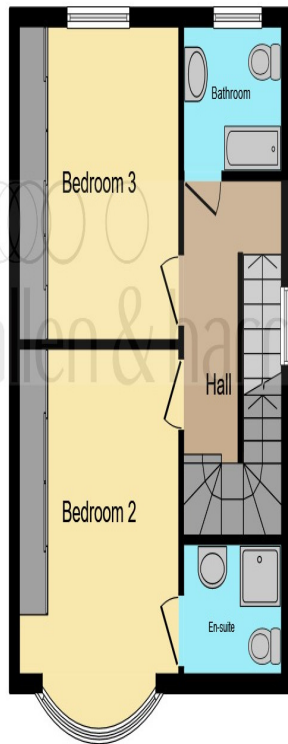
### **Rear Garden**

Set over two levels with glass panelling, enclosed by boundary fencing, side access leading to the front, with artificial grass.

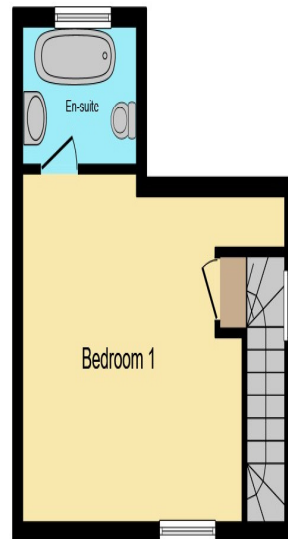




**Ground Floor**



**First Floor**



**Second Floor**

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)



**welcome to**  
**Hill Street,**  
**Kingswood Bristol**

- THREE DOUBLE BEDROOMS
- TWO EN-SUITES
- FAMILY BATHROOM AND CLOAKROOM
- OFF STREET PARKING FOR TWO CARS
- SET OVER THREE FLOORS

Tenure: Freehold EPC Rating: Awaited

**£495,000**



**check out more properties at [allenandharris.co.uk](http://allenandharris.co.uk)**



Property Ref:  
STG109398 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**0117 979 8082**



[StokeGifford@allenandharris.co.uk](mailto:StokeGifford@allenandharris.co.uk)



41 North Road, Stoke Gifford, BRISTOL, BS34 8PB



[allenandharris.co.uk](http://allenandharris.co.uk)