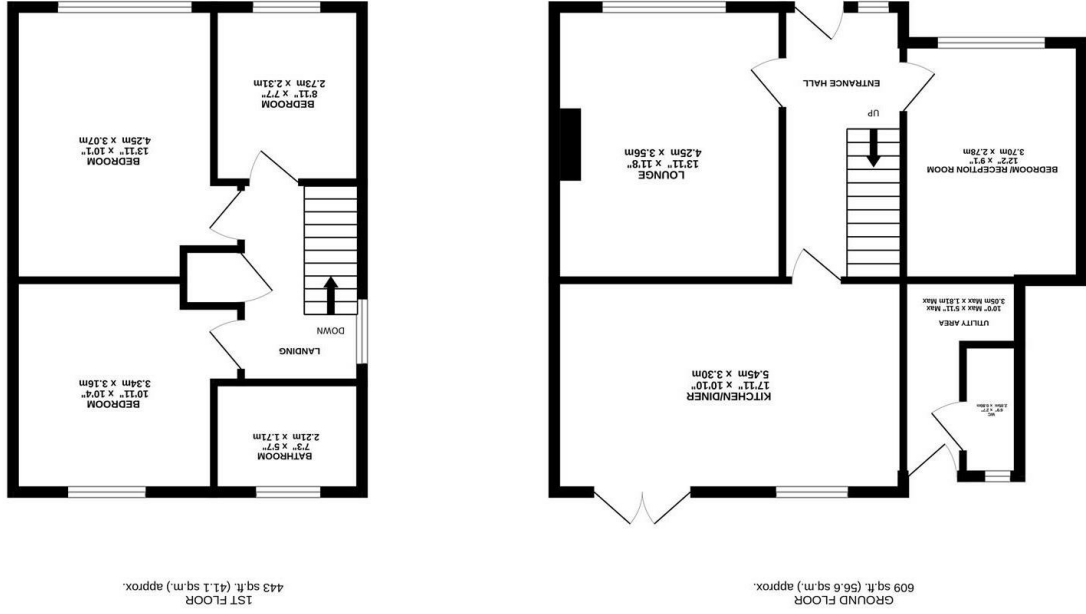


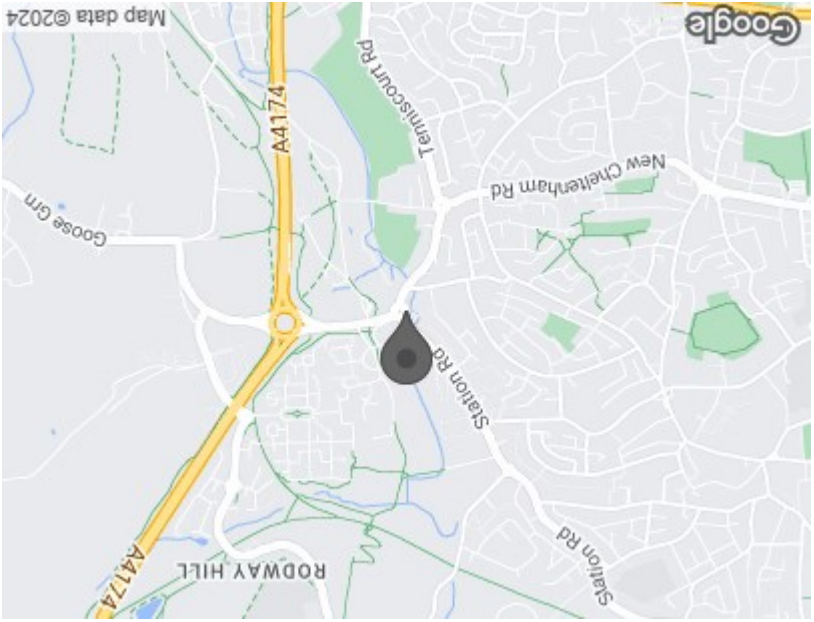


FLOOR PLAN



TOTAL FLOOR AREA : 1052 sq. ft. (97.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, gardens and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.
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AREA MAP



Energy Efficiency Rating	
Potential	82
Current	67
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)
Not energy efficient - higher running costs	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.



ANCHOR ROAD

KINGSWOOD, BRISTOL, BS15 4RF

ASKING PRICE £350,000



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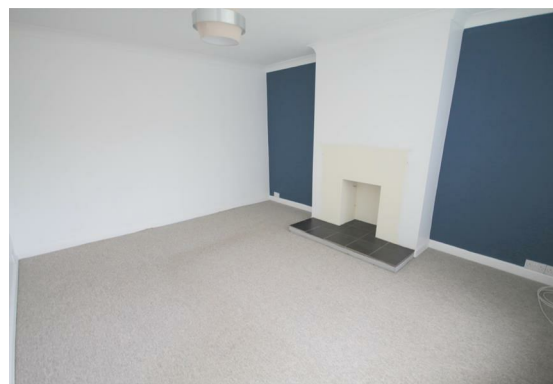
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Ground Floor

Entrance Hall

Lounge

13'11" x 11'8"

Kitchen/Dining Room

17'10" x 10'9"

Rear Lobby/Utility Area

10'0" max x 5'11" max

Shower Room

6'8" x 2'7"

Bedroom Four/Family Room

12'1" x 9'1"



First Floor

Landing

Bedroom One

13'11" x 10'0"

Bedroom Two

10'11" x 10'4"

Bedroom Three

8'11" x 7'6"

Family Bathroom

7'3" x 5'7"

Outside

Front Garden

Rear Garden

Garage



M Coleman Estate Agents are thrilled to bring to the market this extended semi detached home offered For Sale with NO ONWARD CHAIN.

As soon as one enters, the welcoming entrance hall gives access to the lounge, bedroom four and the kitchen/dining room. The lounge is positioned to the front of the property and has a well-proportioned double glazed window allowing the room to flood with light. The fireplace has been removed leaving a chimney for decorative purposes.

The kitchen/dining room was remodelled in 2018 when the two rooms were knocked into one meeting the needs of modern day family living. The kitchen offers a range of wall and base units in white completed with high gloss doors and contrasting work tops, integrated appliances include a fridge/freezer, dishwasher, under counter double oven, hob and extractor hood. Windows overlook the rear garden and French doors give access to a paved seating area.

A square opening leads to the rear lobby with space and plumbing for washing machine and dryer and a ground floor fully tiled three piece shower room; a further door give access to the back garden.

Completing the ground floor accommodation is bedroom four, a double size room with windows to the front elevation.

We believe you will be pleasantly surprised at the size of the first floor accommodation; the landing gives access to three bedrooms, two being well proportioned doubles. The family bathroom is fully tiled and has a contemporary white three piece suite with an electric shower over bath.

Fully enclosed by timber-lap fencing the low maintenance garden has a paved seating area positioned adjacent to the French doors. The garden is laid predominantly to chippings with a paved path leading to the rear where a gate leads to the rear lane and garage.

Located equi-distant to Kingswood and Staple Hill. this is the perfect home for families or professionals wanting ease of access to the Avon Ring Road, Bristol Bath Cycle Path and well regarded schools.

