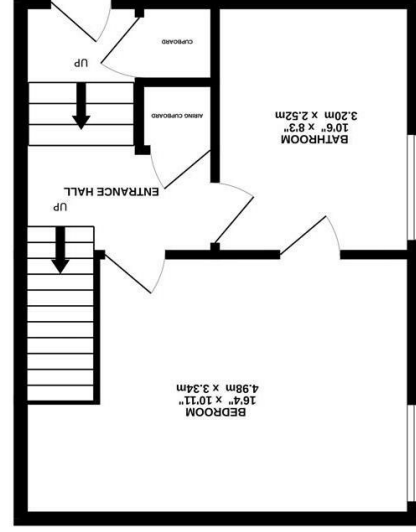
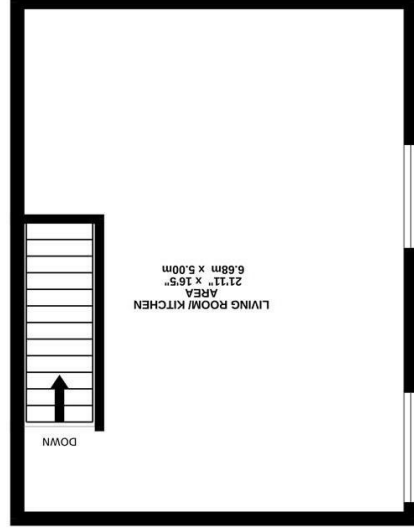




FLOOR PLAN



GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



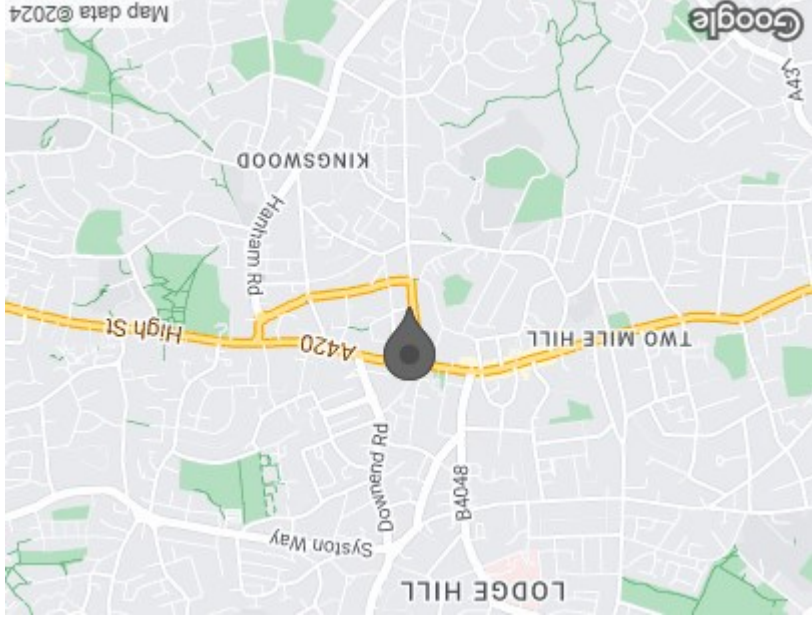
1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.

TOTAL FLOOR AREA - 701 sq.ft. (65.1 sq.m.) approx.
 What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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AREA MAP



Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	Current	Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
		62	64



BLACKHORSE ROAD
KINGSWOOD, BRISTOL, BS15 8DZ

£230,000





Ground Floor

Communal Entrance

Entrance Hall

Bedroom

16'4 x 10'11

Bathroom

10'6 x 8'3

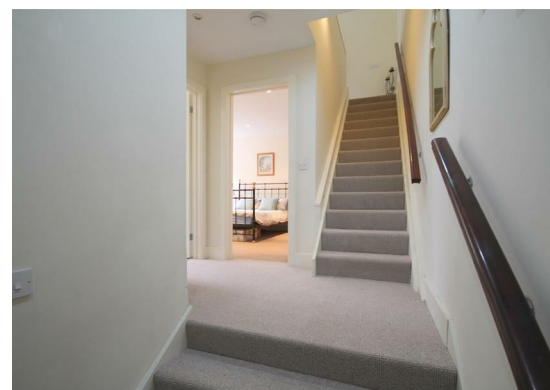
First Floor

Living Room / Kitchen Area

21'11 x 16'5

Externally

Allocated Parking Space



M Coleman Estate Agents are thrilled to offer to the market this charming one bedroom maisonette located in the heart of Kingswood. Situated in a Grade 2 listed building, this home exudes character and history making it a truly special place to live.

Boasting a unique split-level design with the entrance, bathroom and bedroom on the ground floor; the entirety of the first floor is a stunning open plan living space.

As you step inside you'll be greeted by a welcoming hall leading to a spacious double bedroom, offering a peaceful retreat. The unique four piece Jack and Jill bathroom adds a touch of luxury and convenience to this lovely home.

With fabulous ceiling height the first floor offers a great space for sitting and dining along with the kitchen. A range of wall and base units are finished with Shaker style doors and topped with wood effect worktops. Integrated appliances include an oven, hob, extractor, dishwasher and fridge freezer.

Underfloor heating extends across all floors and ensures warmth and comfort throughout the property, perfect for those chilly evenings. A cupboard accessed from the entrance hall offers storage along with space and plumbing for a washing machine.

Convenience is key with parking available for one vehicle in the communal car park, making trips out or returning home a breeze.

Whether you're a first-time buyer, a couple looking for a cozy home, or an investor seeking a property with character, this maisonette offers a wonderful opportunity to own a piece of history in a vibrant neighbourhood. Don't miss out on the chance to make this unique property your own, contact us today to arrange a viewing.

