



POUND ROAD

KINGSWOOD, BRISTOL, BS15 4QY

ASKING PRICE £195,000



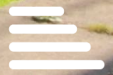
2



1



1



C



First Floor

Communal Hall

Entrance Hall

Lounge Diner

15'8 x 10'1

Kitchen

9'7 x 7'11

Bedroom One

15'0 max x 9'5

Bedroom Two

10'6 x 10'2

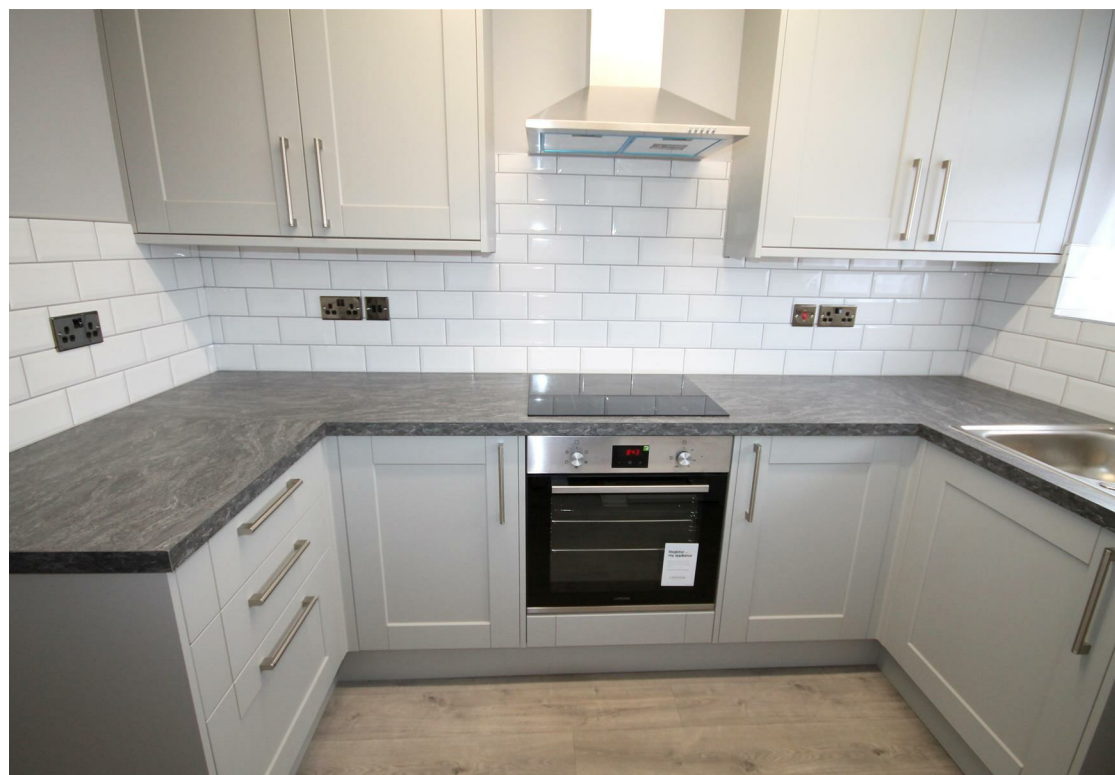
Bathroom

9'8 x 4'10

External

Garden

Garage/Off Road Parking



NO ONWARD CHAIN

M Coleman Estate Agents are thrilled to bring to the market this fabulous first floor flat which has been fully refurbished in the recent years and boasts two double bedrooms and its own private garden. Additionally, the current owners have already commenced the process of extending the length of the lease which currently has a remaining term of 86 years. In brief, the accommodation offers a welcoming entrance hall where doors lead to all rooms. The modern fitted kitchen offers a range of grey shaker style wall and base units with an integrated oven, hob and extractor hood. There is space with plumbing for a washing machine and a tall fridge freezer plus a handy larder cupboard for additional storage.

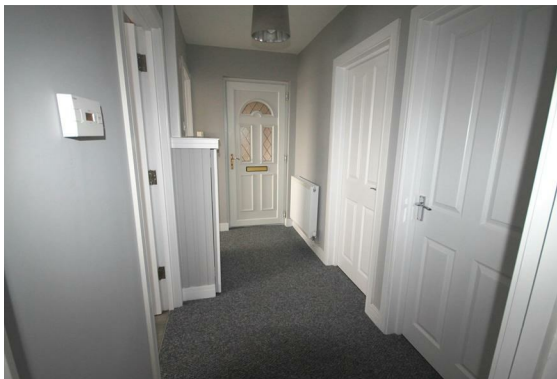
The lounge provides a picture window with views towards the front. There is a fireplace with mantle (no longer in use) and arched inset shelving.

Both bedrooms are of double size proportions, one of which has fitted wardrobes.

The newly fitted bathroom has partially tiled walls with a white three piece suite and mains plumbed shower over bath.

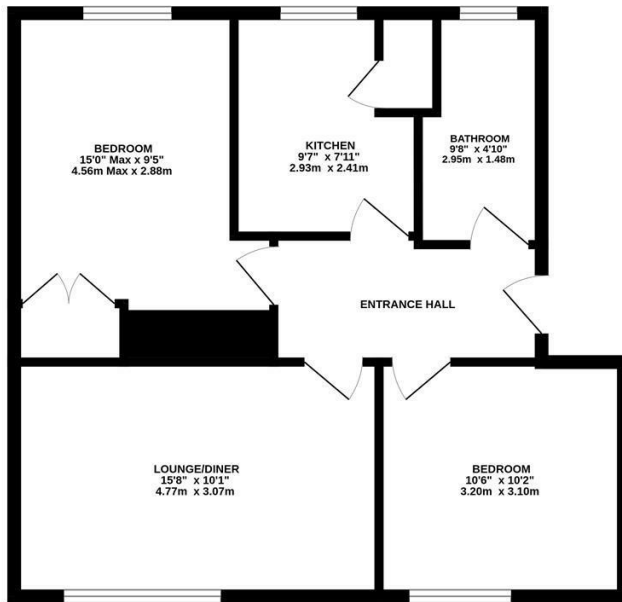
The flat is has been fully re-plastered and redecorated in neutral décor in recent years and has the added benefit of gas central heating.

Conveniently located to the amenities of both Kingswood and Staple Hill, the flat is positioned on the first floor within a block of just four with communal parking to the front and allocated garden and shed to the rear.



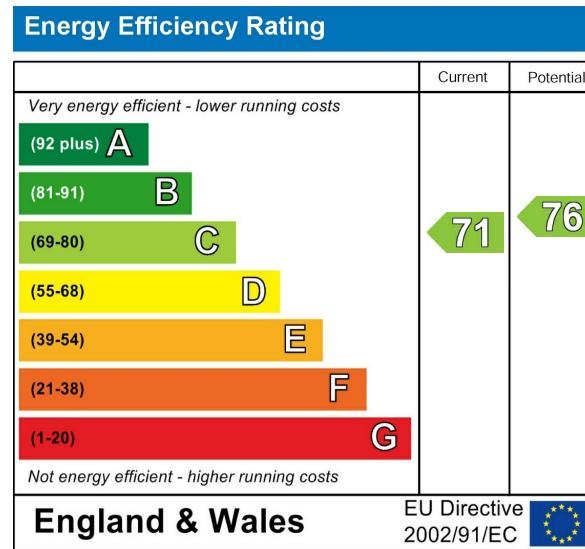
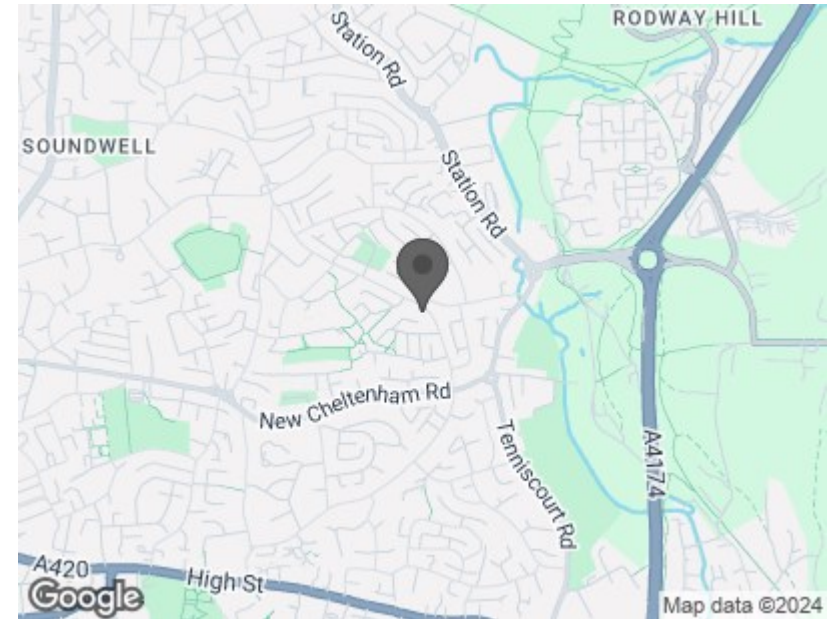
FLOOR PLAN

FIRST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx.
While 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 the 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. Made with NetScout (2024).

AREA MAP



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's employment has the authority to make or give any representation or warranty in respect of the property.