



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>		<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>	
<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO₂ emissions</small>		<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC		<small>England & Wales</small> EU Directive 2002/91/EC	

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1A Chestnut Park, Kingswood,
GL12 8RJ

Offers In The Region Of
£275,000



HEART OF VILLAGE, MAKING IT A SUPERB LOCATION, GOOD SIZED THREE BEDROOM TERRACED HOUSE, LOUNGE, DINING ROOM, KITCHEN, USEFUL STORE/PASSAGEWAY 17FT IN LENGTH, THREE GOOD SIZED BEDROOMS, BATHROOM, SEPARATE WC, GENEROUS GARDENS TO FRONT AND BACK, ENCLOSED SITTING AREA, COMMUNAL PARKING CLOSE BY, GAS CENTRAL HEATING, EXTENSIVE DOUBLE GLAZING, ENERGY RATING: D

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1A Chestnut Park, Kingswood, GL12 8RJ

SITUATION

This spacious three bedroom terraced home is set in the heart of this ever popular village of Kingswood. The village caters for day to day amenities including: convenience shop/post office, primary school, fitness centre, and the sought after Katherine Lady Berkeley's comprehensive school being located on the edge of the village. The nearby vibrant town of Wotton-under-Edge is just a mile away, where there is a range of independent retailers, supermarket, primary schools, doctors and dentists surgeries, and it proudly has its own swimming pool and cinema. The property is situated within a five mile radius of the M5 motorway and the A38 which gives easy travel throughout the south west.

DIRECTIONS

From the war memorial in Wotton-under-Edge, proceed in a westerly direction out of the town on the B4060 for approximately three hundred metres turning left into Bear Street on the B4058, continue for approximately half a mile turning left where signposted Kingswood on the B4060, passing the Katherine Lady Berkeley's comprehensive school on the right hand side, continue through the village taking the sharp right hand bend on Old Rectory Road, take the next right into Chestnut Park, and then next left, and number 1A is accessed by a footpath.

DESCRIPTION

This spacious, ex local authority terraced house, is conveniently situated in the popular village of Kingswood and has been in the same ownership for over fifty years. Although there has been improvements made to the property there is still a lot of scope to enhance the property. The property has a good sized garden to the front which is enclosed by hedging. The accommodation briefly comprises: entrance hallway, a through lounge, dining area and kitchen, there is a useful store/passageway which gives access through to the back of the property. On the first floor there are three bedrooms and a bathroom along with a separate WC. To the rear of the property there is an enclosed area which makes a pleasant place to sit out, a gate gives access from here into a generous garden. The property benefits from gas central heating and extensive double glazed windows. A viewing is recommended to appreciate the potential this spacious home has to offer.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE HALLWAY

With part glazed door, telephone point, stairs to first floor.

LOUNGE 5.21m x 3.05m (max.) (17'1" x 10'0" (max.))

With double glazed windows to both front and rear aspect, tiled fireplace (housing disused back boiler), two radiators, television point and Hive thermostat.

DINING AREA 2.73m x 2.12m (8'11" x 6'11")

With double glazed window to front overlooking the enclosed garden area, radiator.

KITCHEN 3.12m reducing to 1.34m x 3.02m (max.) (10'2" reducing to 4'4" x 9'10" (max.))

Fitted with a range of wall and floor units with work top over, stainless steel sink unit, plumbing for washing machine, electric cooker point, cooker extractor hood, vent for tumble dryer, shelved pantry, under stairs cupboard, double glazed window to rear, door to:

SIDE PASSAGEWAY/STORE 5.30m x 1.6m (max.) (17'4" x 5'2" (max.))

This has doors to each end allowing access from front and back, it also houses the Worcester gas boiler. and has light and power.

ON THE FIRST FLOOR

LANDING

With double glazed window to rear, access to insulated loft space, radiator.

BEDROOM ONE 3.74m x 3.04m (12'3" x 9'11")

With double glazed window to front with a splendid view of the village green and village life, radiator, built-in cupboard.

BEDROOM TWO 3.43m x 3.07m (11'3" x 10'0")

Again with a lovely view from the double glazed window to the centre of the village, built-in cupboard and second cupboard housing hot water cylinder fitted with immersion heater, radiator.

BEDROOM THREE 2.78m x 2.12m (9'1" x 6'11")

With double glazed window to rear with pleasant views, recess storage cupboard, radiator.

SEPARATE WC

With low level WC and double glazed window, radiator.

BATHROOM

Fitted with panelled bath with shower over, wash hand basin, fully tiled walls, double glazed window, radiator.

OUTSIDE

The gardens are of a generous size. To the front of the property there is a good sized lawn area which is enclosed by hedging and gives a degree of privacy. To the rear there is a pleasant paved patio/sitting area which is enclosed and again provides some privacy. There is also a useful COAL/WOOD STORE and a METAL SHED which is included in the sale. A gateway leads into a generous garden area which is laid to lawn, with vegetable plot, and has trees and shrubs. There are two further WOODEN SHEDS and a GREENHOUSE included in the sale. There is a communal parking area situated close by.

AGENT'S NOTES

Tenure: Freehold.

All mains services are believed to be connected.

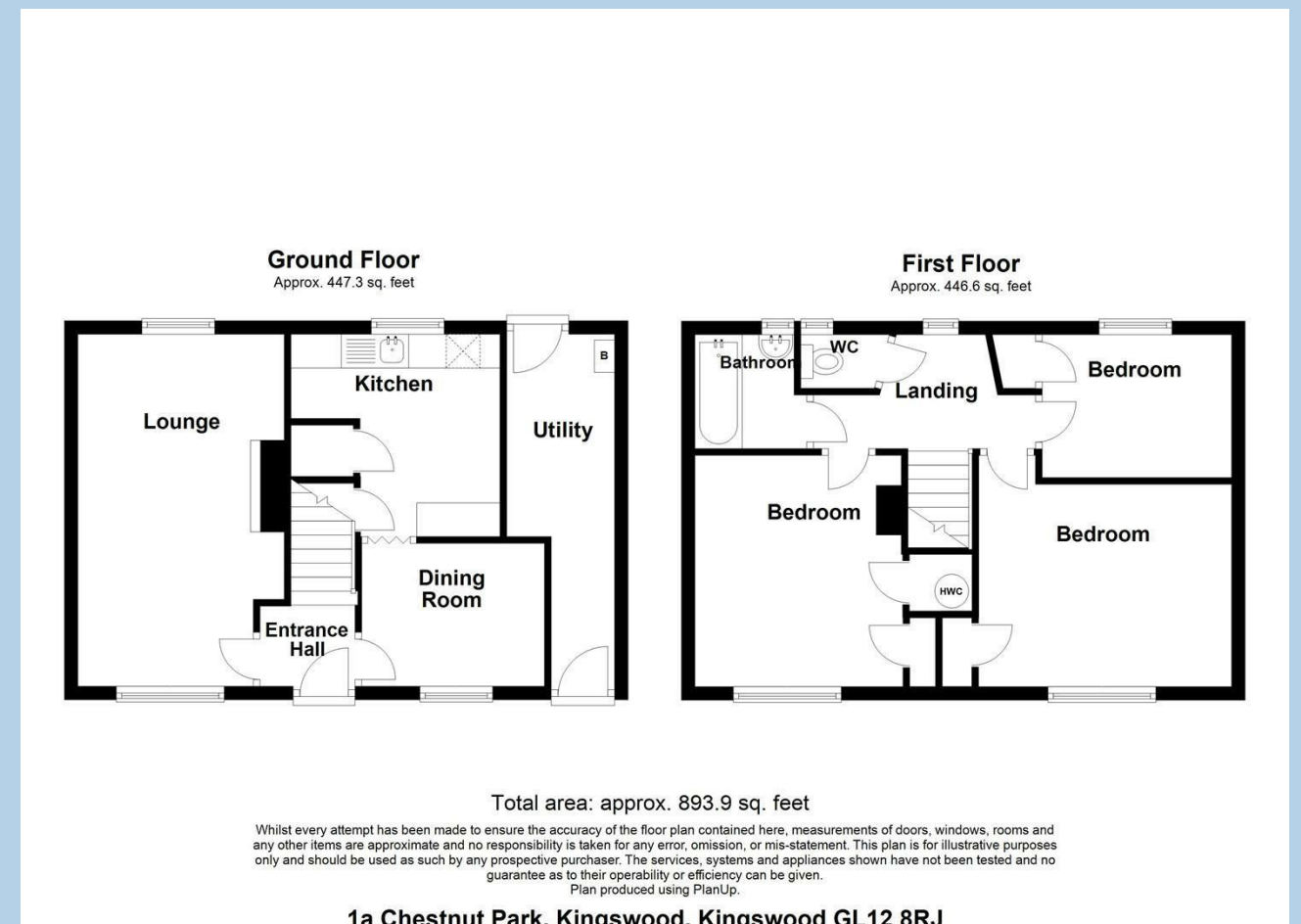
Council Tax Band: C (£2,102.98 payable)

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.



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