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**Get in touch to arrange a viewing!**

**Like what you see?**



**20 Cade Close, Kingswood, Bristol, BS15 9GG**  
**Offers In Excess Of £339,950**



Council Tax Band: C | Property Tenure: Freehold

**SIMPLY STUNNING WITH A SUPERB SIZE REAR GARDEN!!** Blue Sky are proud to offer for sale this three bedroom end of terrace townhouse ideally located on Cade Close in Kingswood! The property benefits from access to local amenities, schools and playing fields, for commuters there is easy access to the A4174 ring road providing connections to Bath & Bristol. The current owners have maintained this home to a high standard throughout!! The accommodation comprises; entrance hallway, cloakroom, kitchen and lounge/diner with bi-fold door to the rear garden. On the first floor there is bedrooms 2, 3 and the family bathroom, then up to the second floor you will find bedroom 1 with en-suite. Externally the property boasts a single garage with driveway parking located in a block close to the property, an enclosed good size rear garden with lawn and decking areas. Further benefits include gas central heating and UPVC double glazing. Make sure this home is top of your viewing list!



**Front Garden**

Canopy over front door with light, shrubs to front and side, path to front door, side gate, gravel area and hedge to side.

**Entrance Hall**

12'3" x 7'5" into stairs n/t 3'5" (3.73m x 2.26m into stairs n/t 1.04m)  
Double glazed door to front, radiator, stairs to first floor landing, tiled flooring and fitted walk in matt.

**Cloakroom**

6'6" x 2'11" (1.98m x 0.89m)  
Double glazed window to front, radiator, fuse board, WC, wash hand basin, extractor fan, tiled flooring, tiled splashbacks.

**Kitchen**

11'5" max x 6'0" n/t 5'3" (3.48m max x 1.83m n/t 1.60m)  
Double glazed window to front, wall and base units, worktops, splashbacks, sink and drainer, under unit lighting, cupboard housing gas boiler, space for washing machine, integral dishwasher, integral fridge/freezer, cooker hood, gas hob, electric oven, tiled flooring.

**Lounge/Diner**

16'5" max x 13'0" n/t 8'8" (5.00m max x 3.96m n/t 2.64m)  
Double glazed door and double glazed bi fold door to rear, two radiators, under stairs storage cupboard.

**First Floor Landing**

10'11" x 7'1" (3.33m x 2.16m)  
Double glazed window to side, stairs to 2nd floor landing, radiator.

**Bedroom Two**

11'3" n/t 8'4" x 13'0" (3.43m n/t 2.54m x 3.96m)  
Two double glazed windows to rear, radiator.

**Bedroom Three**

8'8" n/t 6'6" x 13'0" (2.64m n/t 1.98m x 3.96m)  
Two double glazed windows to front, radiator, wood effect flooring.

**Bathroom**

5'7" x 7'1" (1.70m x 2.16m)  
Extractor fan, enclosed bath with shower head attachment off taps, part tiled walls, WC, wash hand basin, radiator, shaver point, wood effect vinyl flooring, airing cupboard with hot water tank.

**Second Floor Landing**

3'8" x 5'5" (1.12m x 1.65m)  
Double glazed window to side, built in storage cupboard with shelf and hanging rail and access to eaves.

**Bedroom One**

14'6" n/t 2'11" x 13'0" n/t 8'10" max (4.42m n/t 0.89m x 3.96m n/t 2.69m max)  
Double glazed window to front, radiator, access to eaves, restricted head height, loft access (eaves), door to en-suite, stair well.

**Bedroom One En-Suite**

4'6" max x 4'1" (1.37m max x 1.24m)  
Skylight window to rear, tiled flooring and tiled walls, heated towel rail, WC, wash hand basin with vanity, bathroom cabinet, spotlights, extractor fan, shower cubicle with Mira shower.

**Rear Garden**

Enclosed rear garden, side gate, decking area, outside power, shrubs, raised planters, area laid to lawn.

**Garage**

Located in a block (middle garage) to the right of the property when looking at the front door, up and over door to front, eaves storage.

**Parking**

Driveway parking for one car in front of the garage.

**Agent Note**

The vendor has advised there is a site fee which is approx £186.24 per year. The next site fee review is April 2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

