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Get in touch to arrange a viewing!

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1ST FLOOR



GROUND FLOOR



61 Hanham Road, Kingswood, Bristol, BS15 8PY

£260,000



Council Tax Band: B | Property Tenure: Freehold

NO CHAIN!! SPACIOUS ACCOMMODATION!! Blue Sky are delighted to offer for sale this superb size Victorian home located on Hanham Road in Kingswood. This home does require updating but offers any potential buyer the opportunity to really make their mark! Location couldn't be better with local schools close by, bus stops and Kingwood High Street offering many amenities and shops. The accommodation comprises: entrance hall, dining room, lounge, kitchen, rear lobby, downstairs shower room and additional reception area to the ground floor. The first floor offers three bedrooms and WC. Externally the property boasts a good size rear garden. Sure to be popular, call today to arrange your viewing!



Entrance Hall

12'5" x 2'11" (3.78m x 0.89m)
Double glazed door and double glazed window to front, fuse board, electric meter, radiator, coved ceiling, dado rail.

Dining Room

11'5" x 10'5" (3.48m x 3.18m)
Double glazed window to front, radiator, ceiling rose, French doors to lounge.

Lounge

15'2" x 13'10" (4.62m x 4.22m)
Double glazed window to rear, stairs to first floor landing, radiator, feature beams, fireplace.

Kitchen

15'10" max x 6'7" (4.83m max x 2.01m)
Double glazed window to side, wall and base units with worktops over, sink and drainer, part tiled walls, breakfast bar, radiator, space for dishwasher, space for washing machine, wall mounted gas combination boiler, feature beams, space for fridge, space for freezer, space for tumble dryer, space for electric cooker.

Rear Lobby

10'1" n/t 3'1" x 7'1" n/t 2'8" (3.07m n/t 0.94m x 2.16m n/t 0.81m)
Double glazed door to side, single glazed window to side, radiator, loft hatch for maintenance.

Downstairs Shower Room

6'1" x 5'8" (1.85m x 1.73m)
Double glazed window to side, W.C, wash hand basin, shower cubicle, extractor fan, spotlights, radiator, part wall panelling.

Reception Area

12'10" max x 8'9" max (3.91m max x 2.67m max)
Two double glazed windows to side, double glazed patio doors to rear, radiator, brick surround.

First Floor Landing

15'2" n/t 12'0" x 4'10" n/t 3'8" (4.62m n/t 3.66m x 1.47m n/t 1.12m)
Loft access (with drop down ladder and part boarded).

Bedroom One

11'6" x 13'9" max (3.51m x 4.19m max)
Double glazed window to front, radiator, coving.

Bedroom Two

16'2" into wardrobe x 8'5" max (4.93m into wardrobe x 2.57m max)
Double glazed window to rear, radiator, coving, built in wardrobes.

Inner Landing

5'4" x 2'9" (1.63m x 0.84m)
Radiator.

Bedroom Three

6'3" x 6'6" (1.91m x 1.98m)
Double glazed window to rear, radiator.

Upstairs WC

3'9" x 3'5" (1.14m x 1.04m)
Double glazed window to side, W.C, wash hand basin.

Front Garden

Gated path to front door, gravel area, gas meter.

Rear Garden

Hardstanding, patio, steps up to the main garden, shed to rear of the garden, rear gate. The seller has advised the rear gate leads to shared pathway which leads to Pows Road.



Energy Efficiency Rating		
	Current	Potential
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	81
England & Wales	EU Directive 2002/91/EC	

