

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drailed down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit!

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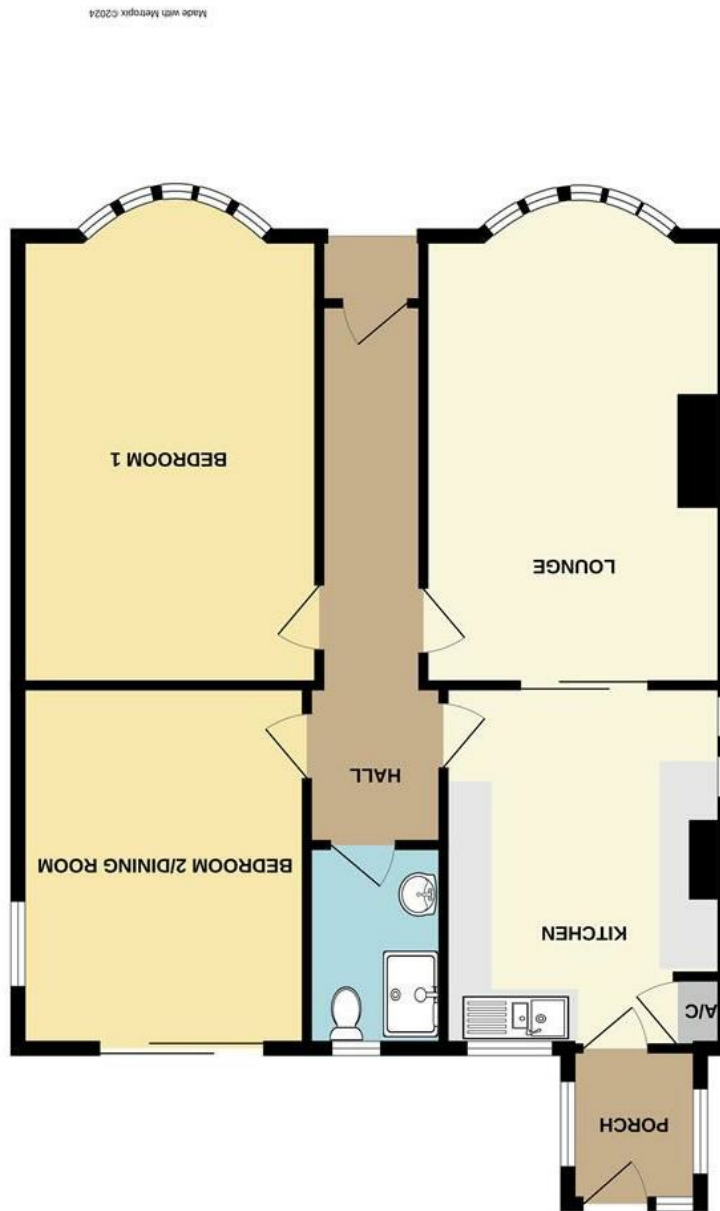
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Get in touch to arrange a viewing!

Like what you see?



12 Baglyn Avenue, Kingswood, Bristol, BS15 4XS

Offers In Excess Of £389,950



Council Tax Band: D | Property Tenure: Freehold

NO CHAIN!! IMPRESSIVE REAR GARDEN!! Blue Sky are delighted to offer for sale this beautiful detached bungalow located in the quiet cul-de-sac of Baglyn Avenue in Kingswood. The property is ideally located close to local amenities, Page Park, School and the Bristol to Bath cycle track is located behind the property! This home has been well maintained but offers any potential buyer the opportunity to really make their mark!! The accommodation comprises: entrance hall, lounge, kitchen, shower room, bedroom one, bedroom two which could be used as a dining room and rear porch. Externally the property offers a single garage, driveway parking to front, side patio and the beautiful rear garden which is a perfect place to relax and listen to the birds! A truly fantastic property, call today to arrange your viewing!



Entrance Hall

19'11" x 4'10" n/t 3'8" (6.07m x 1.47m n/t 1.12m)
Double glazed door and window to front, radiator, wall cupboard housing fuse board, loft access.

Lounge

17'10" into bay x 11'9" (5.44m into bay x 3.58m)
Double glazed bay window to front, radiator, sliding doors to kitchen, electric fire and surround.

Kitchen

14'2" x 11'0" max (4.32m x 3.35m max)
Double glazed window to rear and two double glazed windows to side, wall and base units, worktops, 1 1/2 bowl sink drainer, cooker hood, electric hob, electric oven, integrated dishwasher, space for washing machine, space for fridge, space for freezer, tiled splashbacks, radiator, cupboard housing gas combi boiler, double glazed door to rear porch.

Rear Porch

4'2" x 6'1" (1.27m x 1.85m)
Of UPVC construction, double glazed windows and door to rear garden.

Bedroom One

17'10" into bay x 10'5" (5.44m into bay x 3.18m)
Double glazed bay window to front, ceiling coving.

Bedroom Two

14'9" x 10'0" (4.50m x 3.05m)
Double glazed window to side, double glazed patio doors to rear, ceiling coving, radiator.

Shower Room

7'11" x 4'10" (2.41m x 1.47m)
Double glazed window to rear, W.C, wash hand basin with vanity, shower cubicle, extractor fan, heated towel rail, part tiled walls, part UPVC panelling.

Front Garden/Driveway

Steps up to front door, blocked paved driveway with parking for two cars, chippings, plants, shrubs, gated side access, area laid to patio, additional gate to rear garden.

Rear Garden

Patio area, outside tap, rear door to garage, shed, outbuilding, mature garden of shrubs and plants, trees, greenhouse, lawn area, side gate to side patio, two rear patios.

Garage

15'2" x 7'10" (4.62m x 2.39m)
Electric roller door to front, door to rear, window to rear, power and light.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

