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

**Like what you see?**



**12a Counterpool Road, Kingswood, Bristol, BS15 8DQ**

**£399,995**





Island with breakfast bar, storage and integrated wine fridge, worktop and tiled splashbacks. Space for American style fridge/freezer. Vendor has confirmed a cooker hood will be added to complete the building regulations sign off.

#### Utility

9'1" max x 5'9" (2.77m max x 1.75m)

Skylight window, base units with worktop, sink with mixer taps and drainer, wall mounted gas combi boiler, tiled splashback, spotlights, wall mounted radiator, space for the following appliances; dishwasher, washing machine and tumble dryer.

#### Downstairs Shower Room

7'1" x 5'8" (2.16m x 1.73m)

Skylight window, the shower room consists of a shower cubicle, wash hand basin and W.C., extractor fan, spotlights, heated towel rail and part tiled walls.

#### Study

8'11" x 7'3" (2.72m x 2.21m)

Double glazed window to rear, wood effect flooring, spotlights and wall mounted radiator.

#### First Floor Landing

8'7" x 7'3" max (2.62m x 2.21m max)

Double glazed window to side, loft access (loft has a pull down ladder, partly boarded with a light).

#### Bedroom One

13'6" into bay x 10'3" (4.11m into bay x 3.12m)

Double glazed window to front, fitted wardrobes and wall mounted radiator.

#### Bedroom Two

11'4" x 11'6" (3.45m x 3.51m)

Double glazed window to rear, wood effect flooring, wall mounted radiator, storage cupboard, fitted wardrobe with over head storage and built in desk.

#### Bedroom Three

8'4" x 7'3" (2.54m x 2.21m)

Double glazed window to front, wood effect flooring and wall mounted radiator.

#### Bathroom

5'10" x 5'11" (1.78m x 1.80m)

Double glazed window to rear, the bathroom consists of free-standing bath with shower head attached to taps, wash hand basin with vanity unit, W.C., extractor fan, heated towel rail, tiled walls and flooring.

#### Front/Driveway

Off street parking for three cars, outside power.

#### Rear Garden

Enclosed rear garden with two patio areas, Astro turf and decking. Outside power. Covered area for storage, covered BBQ/bar space. Access to the cabin and shed, cabin has a double glazed French doors, power and lighting - current vendor uses this space as a gym.

#### Garden Room

Double glazed french doors to garden. light and power.

#### Garage

Up and over door to front, door into the utility, power and lighting.

#### Agents Note

Please be advised the vendor is in the process of getting the building regulations sign off completed for the extension.



Council Tax Band: C | Property Tenure: Freehold

**STUNNING KITCHEN/DINER/FAMILY AREA!!** Ready to be WOWED! Located on Counterpool Road in the popular area of Kingswood, you find this beautiful home which has been extended and lovingly improved and maintained by the current owner. A real gem which is certainly worth viewing! Location is ideal as local amenities, school and good road links are not too far away. The accommodation comprises: entrance porch, entrance hall, lounge, kitchen/diner/family area, utility, shower room and study to the ground floor. To the first floor you will find three good size bedrooms and bathroom. Externally the property boasts a driveway to front, garage and rear garden with patio and Astro turf and a outbuilding and bbq area! So what you waiting for? Call today!

#### Entrance Porch

7'2" max x 5'8" narrows to 5'6" (2.18m max x 1.73m narrows to 1.68m)

Door to front, double glazed window to side, spotlights and two shoe cupboards.

#### Entrance Hall

13'2" x 6'9" narrows to 5'7" (4.01m x 2.06m narrows to 1.70m)

Double glazed door and two windows to front, wall mounted radiator, under stairs storage cupboard housing fuse board and recess with shelving.

#### Lounge

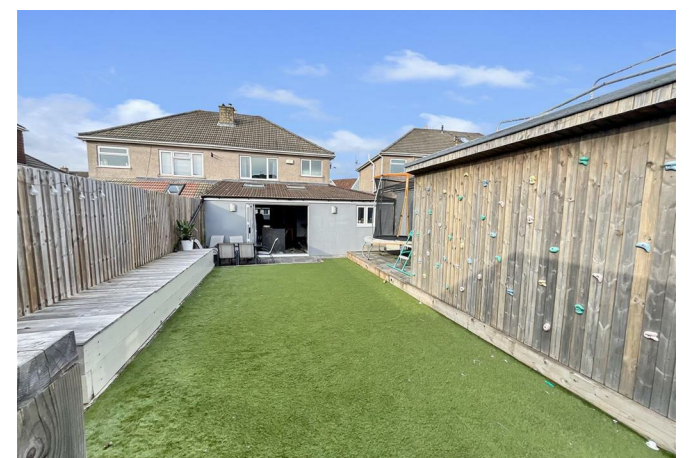
13'7" into bay x 11'9" max (4.14m into bay x 3.58m max)

Double glazed bay window to front, door to hall, bi-fold doors to kitchen/diner, feature electric fire place and wall mounted radiator.

#### Kitchen/Diner

28'0" narrows to 24'5" x 17'9" narrows to 15'4" (8.53m narrows to 7.44m x 5.41m narrows to 4.67m)

Two skylights windows, double glazed bi-fold doors to rear, wood effect flooring, spotlights and two feature radiators. The fitted kitchen includes sink with mixer taps and drainer, two integrated ovens, induction electric hob.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C	65	
(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	

