

SALES • LETTINGS • MANAGEMENT

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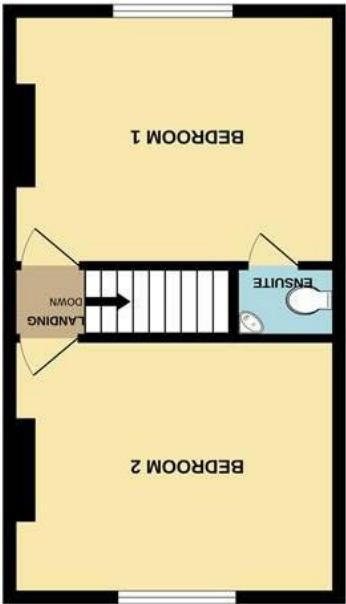
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The Important Bit!

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/drained 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.





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76 Moravian Road, Kingswood, Bristol, BS15 8NF

Offers In Excess Of £240,000



Council Tax Band: B | Property Tenure: Freehold

BE A PART OF HISTORY AND CREATE THE NEXT HAPPY CHAPTER IN THIS PERIOD HOMES STORY! This delightful end of terrace property offers the perfect blend of period charm and modern convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The two well-proportioned bedrooms are ideal for a small family or professionals seeking a comfortable living environment, and it's currently vacant, allowing for a swift move-in process. Whether you are a first-time buyer or looking to invest in a rental property, this charming home on Moravian Road presents an excellent opportunity to enjoy the vibrant community of Kingswood. Situated just a stone's throw from Kingswood High Street, residents will benefit from a variety of local shops, cafes, and amenities, all within easy reach. Additionally, excellent transport links nearby make commuting to Bristol city centre and beyond a breeze. The house boasts a beautifully refurbished bathroom and kitchen, ensuring that you can enjoy contemporary living while still appreciating the character of a period property. The thoughtful renovations enhance the home's appeal, making it move-in ready for its new occupants. Don't miss your chance to make this lovely house your new home!



Front Garden

Enclosed by low level boundary wall, laid to stone chippings with gated pathway to front door.

Hallway

2'11" x 14'6" (0.89m x 4.42m)

Double glazed door with obscure glass panel, radiator, high level cupboard housing fuse board, feature corniced arch, stairs to first floor.

Lounge

10'6" x 11'0" (3.20m x 3.35m)

Double glazed window to front, radiator, open fireplace with wooden harth.

Dining Room

14'1" x 11'3" (4.29m x 3.43m)

Double glazed glass panel door to rear, radiator, storage cupboard under stairs.

Kitchen

5'7" x 10'0" (1.70m x 3.05m)

Double glazed window to side, extractor fan, radiator, range of wall and base units with worktops over, inset single sink with drainer and mixer tap, single electric oven with inset gas hob above.

Utility Area

5'3" x 2'05" (1.60m x 0.74m)

wall mounted combi boiler, recess and plumbing for washing machine.

Bathroom

5'10" x 5'4" (1.78m x 1.63m)

Double glazed obscure window to side,

extractor fan, tiling to walls, heated towel rail, panelled bath with shower over, wash hand basin set into vanity unit, W.C.

Landing

2'6" x 2'8" (0.76m x 0.81m)

Doors to;

Bedroom 1

14'3" x 11'01" (4.34m x 3.38m)

Double glazed window to front, radiator, door to ensuite.

Ensuite W.C

4'2" x 2'8" (1.27m x 0.81m)

Corner wash hand basin with mixer tap, W.C, loft hatch.

Bedroom 2

14'4" x 11'4" (4.37m x 3.45m)

Double glazed window to rear, radiator.

Rear Garden

Enclosed by boundary walls and fencing, patio seating area, further area laid to stone chippings with flower bed borders and a range of trees and shrubs.

On Street Parking

On street parking, residents permit holder scheme in the wider area but not directly outside the property at present.

Agents Notes

The industrial area to the front of the property is currently vacant. Planning permission has been submitted for residential homes.

