



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/drainage 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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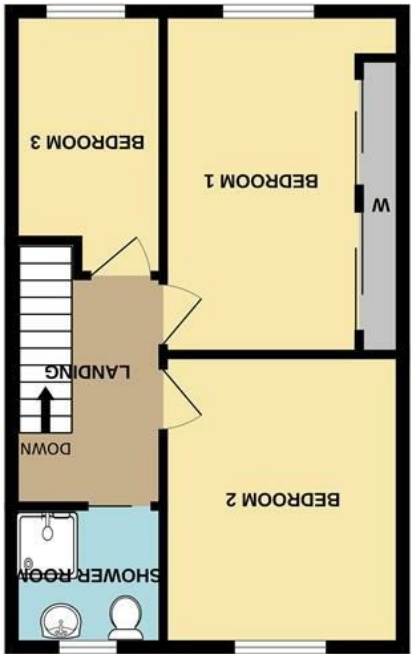
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Get in touch to arrange a viewing!

Like what you see?



1ST FLOOR



GROUND FLOOR



Council Tax Band: B | Property Tenure: Freehold

WOW WOW WOW!! Blue Sky are proud to offer for sale this fantastic three bedroom home located on Talbot Avenue in Kingswood. The property is ideally located close to local amenities of the high street, school, road links to the city and offers views of Talbot Avenue Allotments to rear! The accommodation comprises: entrance hall with stairs to the first floor, lounge with bay window, dining room and kitchen to the ground floor. On the first floor can be found two double bedrooms, single bedroom and shower room. Externally the property boasts driveway parking to front and rear, single garage and a good size rear garden. A must view home, call today to arrange your viewing!!



Entrance Hall

12'10" x 5'8" (3.91m x 1.73m)
Double glazed door to front, cupboard with fuse board, floor boards, ceiling coving, stairs to first floor landing, radiator.

Lounge

15'3" into bay x 10'10" (4.65m into bay x 3.30m)
Double glazed bay window to front, radiator, ceiling coving, open fire recess with wood mantle, floor boards, open to dining room.

Dining Room

11'6" x 16'11" max (3.51m x 5.16m max)
Double glazed French doors to rear, radiator, floor boards, ceiling coving, under stairs storage cupboard, double glazed window to rear above French doors.

Kitchen

14'11" x 6'11" (4.55m x 2.11m)
Double glazed windows to rear and side, double glazed door to side, wood effect vinyl flooring, wall mounted gas combi boiler, spotlights, space for fridge/freezer, extractor fan, double oven, electric hob, wall and base units, worktops, tiled splashbacks, one and half bowl sink/drainers, space for washing machine, space for tumble dryer, space for dishwasher, plinth heater.

First Floor Landing

7'8" x 6'4" (2.34m x 1.93m)
Loft access (with drop down ladder, part boarded, light and power), ceiling coving.

Bedroom One

14'5" x 10'1" into wardrobe (4.39m x 3.07m into wardrobe)
Double glazed window to front, radiator, fitted wardrobes with internal sensor lights, fan light.

Bedroom Two

9'7" x 10'1" (2.92m x 3.07m)
Double glazed window to rear, radiator, ceiling coving, fan light.

Bedroom Three

11'3" max x 6'5" max (3.43m max x 1.96m max)
Double glazed window to front, radiator, ceiling coving.

Shower Room

5'10" x 6'3" (1.78m x 1.91m)
Double glazed window to rear, extractor fan, bathroom cabinet (Bluetooth speaker and shaver point in cabinet), part tiled walls, shower cubicle, heated towel rail, W.C., wash hand basin with vanity, spotlights.

Driveway

Driveway parking to front and rear of the property. Rear parking is accessed via the rear lane, lights under front porch roof.

Rear Garden

Enclosed rear garden, patio area, rear gate to garage and rear driveway, outside power and water connection, shrubs, two security lights, lawn area.

Garage

Up and over door to front, light, accessed via rear lane.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

