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Get in touch to arrange a viewing!

Like what you see?



56 Charlton Road, Kingswood, Bristol, BS15 1HB
Offers In Excess Of £350,000



Council Tax Band: B | Property Tenure: Freehold

NO CHAIN!! SIMPLY STUNNING!! Blue Sky are proud to offer for sale this superb Victorian Semi-Detached Home located on Charlton Road in Kingwood. Location is ideal offering great access to schools, amenities of Kingwood High Street and good road links. This is certainly not your average Victorian home so an internal viewing is highly recommended to appreciate all that is on offer!! The accommodation comprises: entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor you will find two bedrooms and bathroom with enclosed bath and shower cubicle. The second floor boasts bedroom three with skylight windows! Externally the property offers driveway parking to front for one car and a low maintenance rear garden. Call today to arrange your viewing!!



Entrance Hall

3'1" x 3'7" (0.94m x 1.09m)
Composite door to side, stairs to first floor landing, feature glass window to lounge, base storage cupboard, wood effect flooring.

Lounge

10'9" max x 14'10" max (3.28m max x 4.52m max)
Double glazed window to front, radiator, feature glass window to hall, open fire recess, base cupboard (housing fuse board, electric meter and gas meter).

Inner Hall

2'10" x 4'1" (0.86m x 1.24m)
Archway to lounge, door to dining room, base storage cupboard, under stairs storage cupboard.

Dining Room

12'3" into door recess x 14'9" max (3.73m into door recess x 4.50m max)
Double glazed door to rear, beams, wood effect flooring, electric feature fire.

Kitchen

17'3" max x 7'2" max (5.26m max x 2.18m max)
Double glazed window to side, skylight window to rear, double glazed door to side, double glazed bi fold door to rear, wood effect flooring, spotlights, wall mounted gas combi boiler, wall and base units, worktop, splashbacks, two sinks, gas hob, double oven, extractor fan, space for washing machine, space for fridge/freezer, radiator.

First Floor Landing

L shaped, door leading to stairs to bedroom three, spotlight.

Bedroom One

10'5" max x 12'9" to wardrobe (3.18m max x 3.89m to wardrobe)
Double glazed window to front, radiator, built in wardrobes, fire recess.

Bedroom Two

7'11" x 11'6" into wardrobe (2.41m x 3.51m into wardrobe)
Double glazed window to rear, radiator, built in wardrobe.

Bathroom

11'9" max x 6'3" max (3.58m max x 1.91m max)
Double glazed window to rear, W.C. wash hand basin with vanity, enclosed bath, shower cubicle, part tiled walls, part UPVC walls, heated towel rail, spotlight, shaver point.

Bedroom Three

16'3" max x 15'10" max (4.95m max x 4.83m max)
Double glazed skylight windows to front and rear, double glazed window to side, radiator, access to eave storage, beams, storage cupboard. Located on the 2nd floor.

Front/Driveway

Gated side access, access to front door, parking for one car, light.

Rear Garden

Outside power, outside tap, side gate leading to front, enclosed by wall and fence, patio area, decking area, palm trees.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

