



## 7A Lees Hill

, Bristol, BS15 4TL

**Offers In Excess Of £350,000**



**\*\*\*DONT MISS THIS IMPRESSIVE MODERN HOME WITH FOUR DOUBLE BEDROOMS\*\*\*** Property comprising of Hallway, WC, Kitchen/Diner, Lounge, Landing, Four Bedrooms With En-Suite To Master, Bathroom. Benefits From Double Glazing, Gas Central Heating System, Enclosed Rear Garden, Two Allocated Parking Spaces.



## Hallway

Entrance door, radiator, stairs, door to:-

## WC

Two piece suite comprising of low level wc, wash hand basin, double glazed window, extractor fan, towel rail

## Kitchen/Diner 16'11" x 12'2" max (5.17m x 3.71m max)

Matching range of wall and base units with worktop space over, one and half bowl sink unit, built in cooker, hob, extractor hood, built in dishwasher, space for fridge/freezer, space for washing machine, radiator, storage cupboard, double glazed window, opening to:-

## Lounge 15'6" x 13'4" (4.73m x 4.07m)

Double glazed french doors to garden with full glass side panels, radiator

## Landing

Stairs, door to:-

## Bedroom 2 13'2" x 8'3" (4.02m x 2.54m)

Double glazed window, radiator

## Bedroom 3 13'5" x 7'7" (4.10m x 2.32m)

Double glazed window, radiator

## Bedroom 4 17'2" x 7'8" (5.24m x 2.34)

Double glazed window, radiator

## Bathroom 6'11" x 5'6" (2.12m x 1.69m)

Three piece suite comprising of panelled bath with shower over, low level wc, wash hand basin, tiled surround, tiled flooring, extractor fan, double glazed window, towel rail

## Half landing

Door to:-

## Bedroom 1 27'11" x 15'7" max (8.52m x 4.77m max)

Double glazed window, two radiators, door to:-

## En-suite Shower Room 5'4" x 5'0" (1.63m x 1.54m)

Three piece suite comprising of shower cubical, low level wc, wash hand basin, extractor fan, towel rail

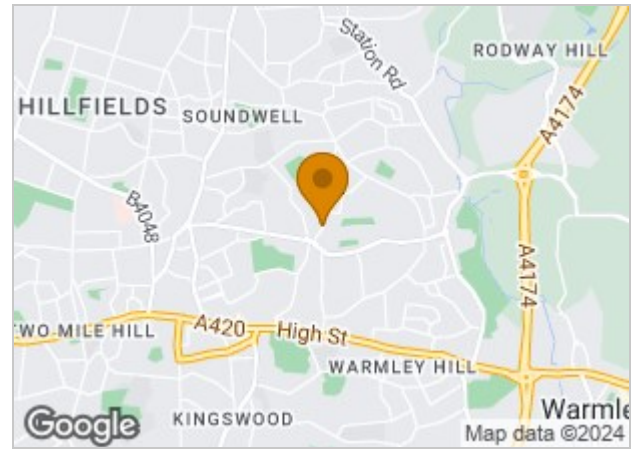
## Enclosed Rear

Mainly laid to lawn with rear access

## Parking

Allocated two parking spaces

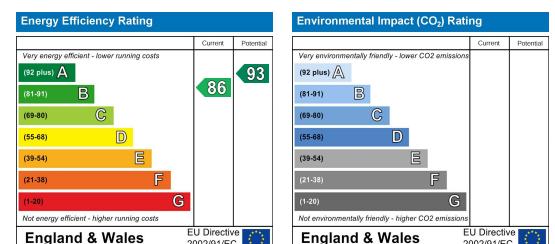
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

31 High Street, Kingswood, Bristol, BS15 4AA

Tel: 0117 967 9102 Email: oakestateagents@googlemail.com <https://www.estateagentskingswood.co.uk>