



60 Court Road

, Kingswood, BS15 9QG

£1,450 Per Calendar Month



PLEASE READ DO NOT PHONE If you are interested in viewing this property please send us an alert through Rightmove / Zoopla using the Email Agent/request details option on their site. We will then respond with a brief questionnaire. On receipt, we will then contact you. *** Semi Detached Family Home Situated Within The Catchment Area Of Beacon Rise Primary School*** VIEWINGS START THURSDAY 11th JULY FROM 4PM With Accommodation Comprising Entrance Hallway With Stairs To The First Floor, Lounge and Open Plan Kitchen Diner With Built In Appliances, On The First Floor There Are Three Bedrooms and Bathroom, Garage Is Retained By The Owner. No House Share. Available 1st August 2024, EV Charging Point.



Entrance

Entrance door leading to the porch with further door leading to the hallway, stairs to the first floor accommodation with under stairs cupboard, radiator.

Lounge 13'1" x 12'6" (4.00 x 3.82)

Bay window overlooking the front, power points, picture rail, radiator.

Open Plan Kitchen Diner 12'1" x 11'4" (3.68 x 3.45)

Dining Area, laminate flooring, radiator, double glazed doors leading to the rear garden.

Kitchen Area 15'3" x 6'8" (4.66 x 2.03)

Windows, breakfast bar area, selection of base units with work surfaces over, one and a half bowl single drainer sink unit with tiled splash backs, four ring gas hob, oven and extractor hood, space for washing machine and built in fridge freezer.

Landing

Access to the loft space.

Bedroom 1 13'9" x 11'4" (4.18 x 3.46)

Bay window overlooking the front, radiator, power points.

Bedroom 2 10'2" x 12'1" (3.11m x 3.70m)

Window overlooking the rear, built in cupboard which houses the Valiant boiler,

Bedroom 3 7'0" x 8'0" (2.14 x 2.43)

Window overlooking the front, radiator, power points.

Bathroom 5'6" x 6'10" (1.69m x 2.10m)

Obscure window to rear, WC, wash hand basin, bath with shower screen and shower over.

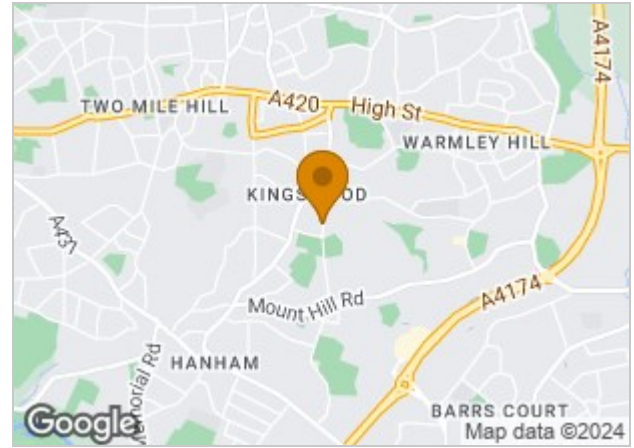
Gardens

Off street parking to the front for two cars, rear garden laid to lawn with patio area.

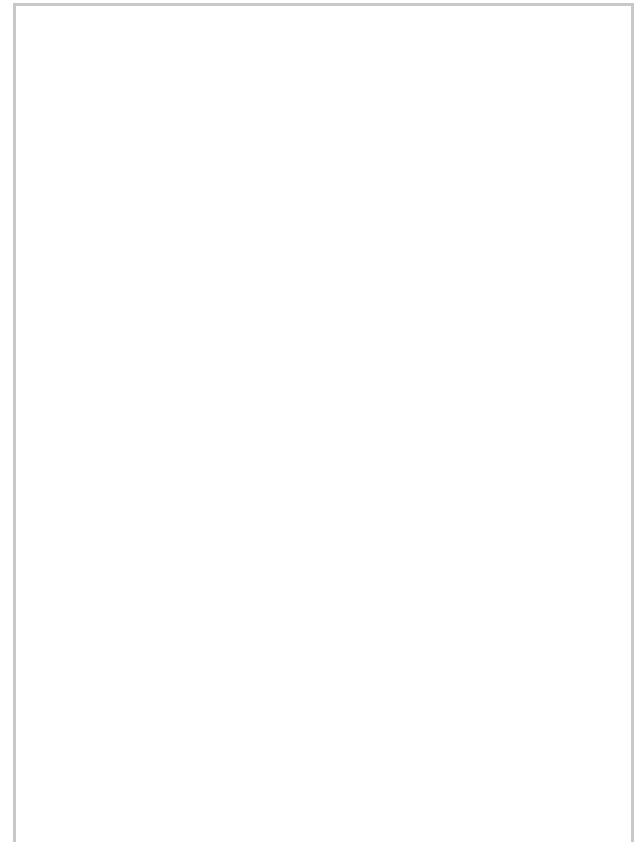
Garage Is Retained By The Owner

Please note that there is an EV point at the front of the house.

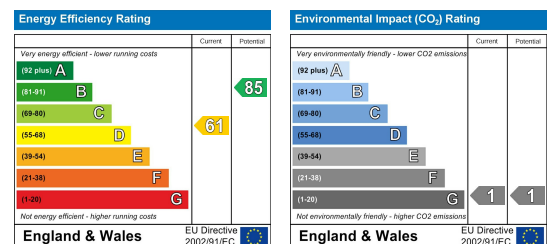
Area Map



Floor Plans



Energy Efficiency Graph



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