



## 33a Southfield Avenue

Kingswood, Bristol, BS15 4BQ

**Offers In Excess Of £325,000**



\*\*\*STUNNING PROPERTY WITH LARGE GARAGE (19'1" x 17'8)\*\*\* Lots of Benefits On Offer, Accommodation Comprising Entrance Hallway, Downstairs Cloakroom, Kitchen Diner With Doors Leading To The Garden, Three Bedrooms And Bathroom, Benefits Including A Gas Central Heating System And Double Glazing, Gardens To Front And Rear, Oversized Garage With Electric Roller Door. Call For Further Information.





Entrance Hallway

Double glazed entrance door leading to the hallway, stairs rising to the first floor accommodation with under stairs storage cupboard, doors to:

Cloakroom

Tiled splash backs and flooring, WC, wash hand basin, radiator.

Lounge 10'6" x 13'5" (3.21 x 4.08)

Double glazed bay window overlooking the front, radiator, power points, feature fireplace.

Kitchen Area

Double glazed window overlooking the rear, selection of wall and base units with work tops over incorporating the sink, four ring gas hob, oven and extractor hood, built in wine rack, built in fridge freezer, integrated washing machine and dish washer.

Dining Area 11'1" x 12'8" (3.38 x 3.85)

Tiled flooring, radiator, power points, double glazed doors leading to the rear garden.

Landing

Access to the loft space.

Bedroom 1 10'5" x 11'5" (3.17 x 3.47)

Double glazed window overlooking the front, radiator, power points, built in wardrobes with fitted dressing table.

Bedroom 2 8'8" x 11'5" (2.63 x 3.47)

Double glazed window overlooking the rear, radiator, power points, built in wardrobes,

Bedroom 3 7'10" x 6'9" (2.39 x 2.06)

Double glazed window overlooking the front, radiator, power points.

Bathroom 7'9" x 6'9" (2.35 x 2.07)

Obscure double glazed window overlooking the rear, radiator, WC, enclosed wash hand basin, bath with shower screen and rain style shower attachment, built in storage cupboard.

Gardens Front And Rear

Oversized Garage 19'1" x 17'8" (5.82m x 5.38m)

Electric roller door, power light and water.

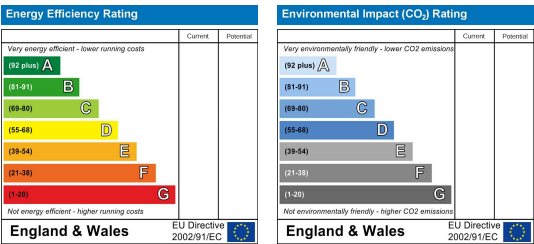
Area Map



Floor Plans



Energy Efficiency Graph



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