



45 Hill Street

Kingswood, Bristol, BS15 4HE

Offers Over £310,000



SEMI DETACHED VICTORIAN PROPERTY WITH GARAGE Property Comprising of Hallway, Dining Room, Lounge, Newly Fitted Kitchen/Breakfast Room, Landing, Two Bedrooms, Four Piece Bathroom Suite. The Property Also Benefits From Gas Central Heating System, Double Glazing, Enclosed Rear Garden and Garage



Entrance Hallway

Entrance door, ornate archway, stairs, door to:-

Dining Room 12'4" x 11'10" (3.77m x 3.62m)

Double glazed window, radiator, opening to:-

Lounge 14'9" x 11'6" (4.51m x 3.51m)

Double glazed bay window, radiator, feature fireplace

Kitchen/Breakfast Room 20'4" x 7'9" (6.21m x 2.37m)

Matching range of wall and base units with worktop space over, one and half bowl sink unit, Built in oven, microwave, hob, built in dishwasher, built in washing machine, built in wine cooler, space for fridge freezer, breakfast bar, three double glazed windows, radiator, double glazed door to garden, storage cupboard

Landing

Airing cupboard, loft access, door to-

Bedroom 1 14'11" x 12'4" (4.55m x 3.77m)

Double glazed window, radiator, fitted wardrobes

Bedroom 2 12'4" x 9'0" (3.78m x 2.75m)

Double glazed window, radiator, wardrobes

Bathroom 11'0" x 7'8" (3.37m x 2.35m)

Four piece suite comprising of double walk in shower, roll top bath with claw feet, low level wc, wash hand basin, double glazed window, radiator with towel rail. tiled surround

Garden

Patio seating area and decked area leading to garage and rear access

Garage

Single garage

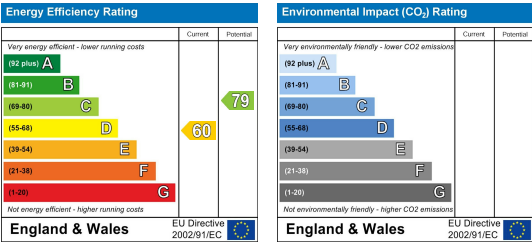
Area Map



Floor Plans



Energy Efficiency Graph



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