



2 Elmfield

Kingswood, Bristol, BS15 9SS

£325,000



Sold with no onward chain. Nestled in the charming area of Elmfield, Kingswood Bristol, this semi-detached house presents a wonderful opportunity for those looking to create their dream home, the property boasts a spacious layout that includes a welcoming lounge with an archway leading to a delightful dining area, perfect for family gatherings and entertaining guests. The kitchen offers a functional space for culinary pursuits, while the three well-proportioned bedrooms provide ample room for relaxation and rest. A convenient wet room adds to the practicality of the home, catering to modern living needs. Outside, the property benefits from generous off-street parking, ensuring convenience for residents and visitors alike. The house is equipped with a gas central heating system and double glazing, enhancing comfort and energy efficiency throughout the seasons. While the property is in need of general refurbishment, it presents a blank canvas for buyers to infuse their personal style and preferences. With its potential and prime location, this home is an excellent prospect for those looking to invest in a property that they can truly make their own. Don't miss the chance to explore the possibilities that await.



Hallway

Entrance door leading to porch with further door leading to the hallway, stairs to the frist floor accommodation with hand rail and under stairs storage cupboard. Door to:

Lounge Area 13'3" x 10'0" (4.04m x 3.06m)

Double glazed bay window overlooking the front, radiator, gas fire with display plinths to side, archway leading to:

Dining Area 11'10" x 11'6" (3.61m x 3.51m)

Double glazed sliding patio doors to the rear garden, radiator, gas fire with display plinths.

Kitchen 6'9" x 15'5" (2.08m x 4.71m)

Double glazed windows to side s and rear, selection of wall and base units with work tops over, fridge freezer, washing machine, tumble dryer, one and a half bowl single drainer sink unit with tiled splash backs, part panelled walls, tiled flooring

Landing

Double glazed window overlooking the side, access to the loft space.

Bedroom 1 11'2" x 13'7" (3.41m x 4.15m)

Double glazed window to the front, power points, built in wardrobe.

Bedroom 2 11'2" x 10'0" (3.42m x 3.05m)

Double glazed window to the rear, radiator, power points two storage cupboard one housing the Worcester boiler.

Bedroom 3 7'8" x 7'7" (2.36m x 2.32m)

Double glazed window to front, radiator, power points.

Wetroom 6'3" x 5'6" (1.92m x 1.68m)

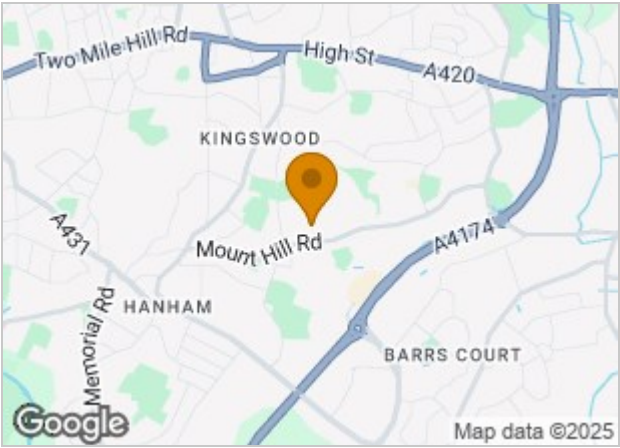
WC, wash hand basin, wet shower, radiator, obscure double glazed window, extractor fan.

Garage

Gardens

Front garden, with parking for a good number of cars.

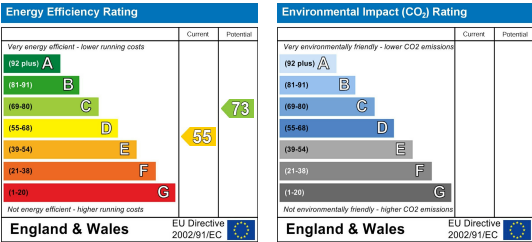
Area Map



Floor Plans



Energy Efficiency Graph



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