



Jenkinson realestates

Upper Street | Kingsdown
Deal
Asking Price £485,000

Freehold

88 SQ. Metres (947.22 SQ. Feet)

Council Tax: D

EPC Rating = TBC

Semi Detached Home

Offering Three Bedrooms

Ample Off Street Parking

Rear Enclosed Gardens

Ground Floor W.C.

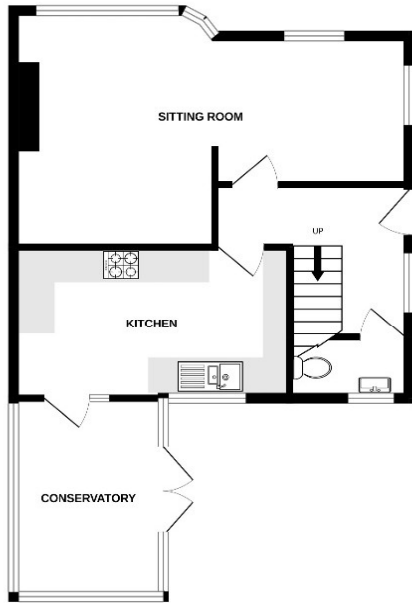
Beautifully Presented

Jenkinson Estates are pleased to bring to the market this semi detached home situated in the ever popular location of Upper Street, Kingsdown. This home, set back from the road, offers a wealth of accommodation and is accessed via an entrance hallway. The ground floor opens to an L-shaped sitting room, completed with a log burning stove which was installed in September 2023. The ground floor continues to impress with a modern kitchen, leading to a spacious conservatory, which in turn overlooks and opens to the rear garden. The ground floor is completed with a separate W.C, located from the hallway. The first floor offers three bedrooms and a modern shower room, all of which are accessed via the landing. Externally the property boasts a rear garden, offering multiple patio seating areas, grass lawn access to the front garden via double gates. The property also benefits from gated parking to the side of the property and additional parking spaces to the front. The property has recently under gone some works including the installation of 15 new windows, that were installed in June 2022 and the replacement of the pitched roof coverings, with these works being carried out in early 2025. A truly lovely home in the sought after village location of Kingsdown, and within easy access to Kingsdown and Ringwoud Church of England Primary School, which was rated "Outstanding" by Ofsted in 2023. All viewings are strictly by appointment via the sole agent Jenkinson Estates.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Accommodation

Entrance Via;
Hallway

L-Shaped Sitting Room

21'10" x 14'8" (6.65m x 4.47m)

Kitchen

15'10" x 8'9" (4.83m x 2.67m)

Conservatory

14'10" x 8'5" (4.52m x 2.57m)

Separate W.C.

5'11" x 2'9" (1.80m x 0.84m)

First Floor Landing

Bedroom One

12'9" x 11'1" (3.89m x 3.38m)

Bedroom Two

12'8" x 8'8" (3.86m x 2.64m)

Bedroom Three

8'9" x 7'9" (2.67m x 2.36m)

Shower Room

8'9" x 6'9" (2.67m x 2.06m)

Rear Enclosed Garden

Driveway

