



19, Wedmore Close, Kingswood Bristol,
South Gloucestershire, BS15 9PF

£270,000

Anne James Estate Agents are delighted to offer for sale this well-presented mid-terrace property situated in the popular area of Kingswood. Ideally located close to Kingswood Shopping Centre, with its excellent range of shops, coffee houses, and local amenities, this property offers spacious and versatile accommodation throughout.

The ground floor comprises a convenient downstairs WC, a generously sized kitchen, and a light and airy lounge/dining room with patio doors opening onto the enclosed rear garden. The garden features both a lawn and patio area, providing an ideal space for relaxing or entertaining. To the first floor are three well-proportioned bedrooms and a family bathroom suite. Offered for sale with no onward chain, this property would make an ideal purchase for a first-time buyer looking to step onto the property ladder or for an investor seeking a great opportunity. Early viewing is highly recommended.



Entrance

Wooden entrance door leading into the hallway.

Entrance Hallway

Single radiator, under stairs storage cupboard plus two additional storage cupboards, laminate flooring, stairs to the first floor, doors to the kitchen/dining room and lounge, door to the WC.

Kitchen

13' 5" x 10' 5" (4.08m x 3.18m)
uPVC double glazed window to the front, range of wood wall and base units with rolled edge work surfaces, composite sink, laminate flooring, tiled splashbacks, wall mounted boiler, space for washing machine and tumble dryer and fridge freezer, free standing cooker with extractor hood over, double radiator.

Lounge/Dining Room

19' 6" x 9' 10" (5.94m x 2.99m)
uPVC full length window and aluminium patio doors to the rear, double radiator, laminate flooring, cove ceiling.



First Floor Landing

Access to the loft space, two storage cupboards, doors to the bedrooms and bathroom.

Bedroom One

12' 9" x 12' 9" (3.89m x 3.89m)
uPVC double glazed window to the front, single radiator, open storage.

Bedroom Two

12' 11" x 10' 4" (3.94m x 3.15m)
uPVC double glazed window to the rear, single radiator, cove ceiling.

Bedroom Three

6' 7" x 8' 9" (2.00m x 2.67m)
uPVC double glazed window to the rear, single radiator.

Bathroom

uPVC double glazed high level obscure window to the front. White suite comprising single panel bath with electric shower over, glass shower screen, low level WC, pedestal wash hand basin, fully tiled





walls, single radiator, laminate flooring, storage cupboard.

Outside



Front Garden

Laid to lawn with storage cupboard housing electric and gas meters.

Rear Garden

Laid mainly to lawn, patio area, garden shed. Enclosed by wood lap fencing.

Tenure To be advised

EPC To be advised.

Council Tax Council Tax B



For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol