Connells

Spring Hill
Kingswood Bristol

Spring Hill
Kingswood Bristol BS15 1XR

for sale
£400,000

Property Description

This detached house is a must-see! The property offers generous and versatile living accommodation comprising hallway, living room, kitchen/diner, and two double bedrooms on the ground floor with two further double bedrooms and family bathroom on the first floor. Outside there are mature gardens to the front and rear with a drive offering ample off-street parking leading to a detached garage.

Situated on this popular road, with good access to the Bristol City Centre and the ring road. The property is in the catchments for all local schools.

Entrance

Double glazed opaque door and side windows which gives plenty of light to the hallway, stairs to first floor, radiator, under stair recess, doors to lounge, kitchen and reception rooms/bedrooms.

Lounge

15' 1" x 12' 1" (4.60m x 3.68m)

Double glazed bay window to front, radiator, power points, coved ceilings.

Kitchen / Dining Room

18' 2" x 11' (5.54m x 3.35m)

Fitted kitchen with base and wall units, double glazed dual aspect windows to side and rear, Gas cooker point, plumbing for washing machine, radiator, gas boiler, double glazed door to rear, extractor hood above cooker point, single sink unit, double glazed patio doors to rear.

Bedroom 1

15' 2" x 11' 7" (4.62m x 3.53m)

Double glazed dormer window to rear with views, double glazed window to side with extensive views across Kingswood, power points, eve storage cupboard.

Bedroom 2

14' 10" x 9' 11" (4.52m x 3.02m)

Double glazed window to side, radiator, power points, two storage cupboards.

Bedroom 3 / Sitting Room

11' 10" x 11' 5" (3.61m x 3.48m)

Double glazed window to rear, coved ceilings, radiator, power points.

Bedroom 4 / Living Room

13' 8" x 11' 5" (4.17m x 3.48m)

Double glazed window to front, radiator, power points, coved ceilings.

First Floor Landing

Loft access to roof, eve storage cupboard, doors to bedrooms 1 & 2 and bathroom.

Outside

front garden Lovely front garden with lawned area, walled boundaries, driveway to the side.

Garage

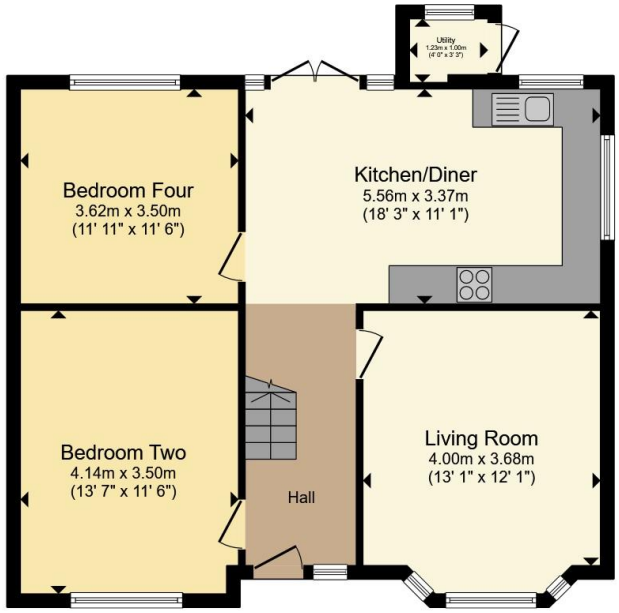
Electrically operated garage roller door to front, garage size is approximate.

Driveway

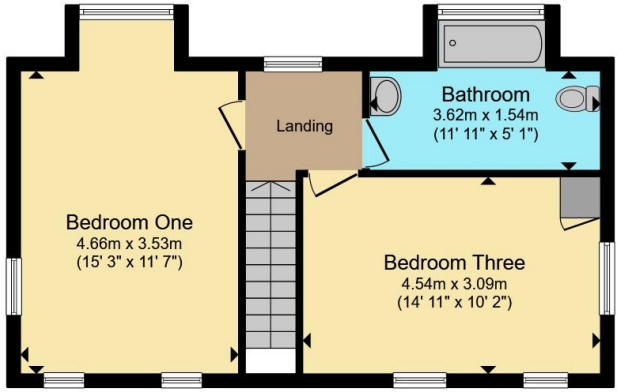
Driveway providing off street parking for several vehicles, leading to the detached garage, pedestrian gate to rear garden next to the garage.

Agent's Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.



Ground Floor



First Floor

Total floor area 117.3 m² (1,262 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
BRISTOL BS15 8JX

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311197

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.