



Connells

The Orchards
Bristol



Property Description

Situated within a popular cul-de-sac location in Kingswood is this well presented three bedroom terrace home offering spacious and versatile accommodation throughout. The property briefly comprises entrance hall, lounge/diner, modern fitted kitchen and conservatory to the ground floor. To the first floor can be found three bedrooms and a modern shower room. The property is presented in good decorative order throughout and benefits from modern cosmetic improvements including updated flooring, modern kitchen units and a contemporary shower suite. Further benefits include double glazing, gas central heating, loft insulation with pull down ladder access and smoke detection system. Externally the front garden is mainly laid to chippings with low level wall surround. The rear garden is terraced with patio seating area, steps leading to lawn area and further hardstanding with garden shed and rear gate access. Kingswood offers a wide range of local amenities including shops, supermarkets, pubs, restaurants and schools whilst also providing excellent transport links into Bristol City Centre and surrounding areas.

Entrance Hall

Decorative glazed entrance door with obscure side panels, stairs rising to first floor, under stairs storage area, opening to kitchen and lounge, radiator.

Lounge/Diner

14' 11" max x 12' max (4.55m max x 3.66m

max)

Rear aspect double glazed sliding doors to conservatory, television point, ceiling coving, radiator.

Kitchen

12' x 9' (3.66m x 2.74m)

Front aspect double glazed window, fitted wall and base units with laminate work surfaces over, inset stainless steel sink and drainer, built in oven with gas hob and extractor hood over, space for fridge/freezer, plumbing for washing machine, breakfast bar area, tiled effect flooring, spot lighting, radiator.

Conservatory

11' 10" x 4' 3" (3.61m x 1.30m)

Rear aspect double glazed sliding doors and windows, glazed roof, door to storage cupboard.

First Floor Landing

Loft hatch with pull down ladder, loft fully insulated, spot lighting, smoke detector, doors to all bedrooms and shower room.

Bedroom One

12' max x 9' 2" max (3.66m max x 2.79m max)

Front aspect double glazed window, built in wardrobes, recessed spot lighting, ceiling coving, radiator.

Bedroom Two

11' 6" max x 9' max (3.51m max x 2.74m

max)

Rear aspect double glazed window, built in wardrobes, radiator.

Bedroom Three

9' 1" max x 5' 8" max (2.77m max x 1.73m max)

Rear aspect double glazed window, spot lighting, radiator.

Shower Room

Front aspect obscure double glazed window, modern suite comprising corner shower enclosure with shower over, vanity wash hand basin with mixer tap, low level WC, chrome heated towel rail, tiled walls, tiled effect flooring.

Outside

Front Garden

Mainly laid to chippings with low level wall surround.

Rear Garden

Terraced rear garden with patio seating area, steps rising to lawn section, hardstanding area, garden shed, timber fencing to boundaries and rear gate access.

Agent's Note

The vendor has advised that they have been able to park two vehicles to the rear of the property for approximately seven years.

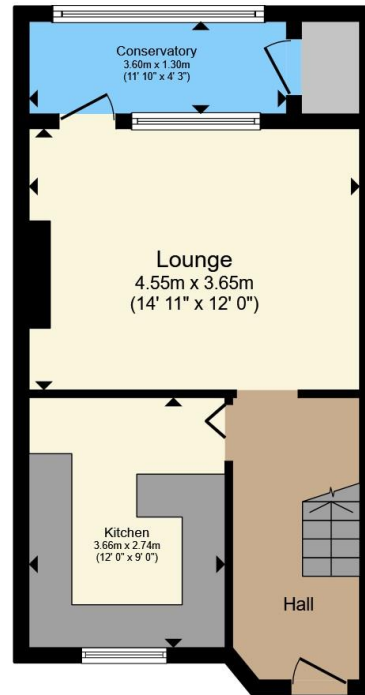
Agent's Note

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.

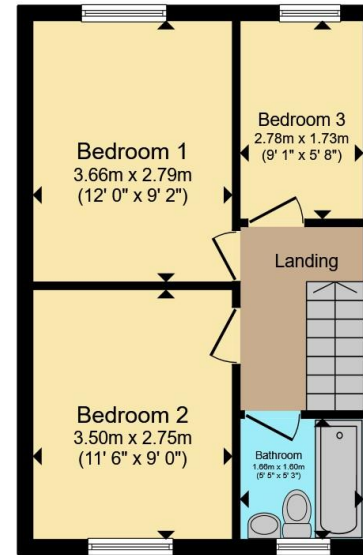








Ground Floor



First Floor

Total floor area 74.7 m² (804 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

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1 Regent Street Kingswood
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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311541



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Property Ref: KWD311541 - 0005