HUNTERS®

HERE TO GET *you* THERE

Hill Street

Kingswood, Bristol, BS15 4EZ

Fixed Asking Price £315,000

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A highly impressive 4 bedroom period semi detached property having attractive natural stone elevations and Upvc dg windows. This superb and highly individual home is located within a position acquiring good access to Kingswood high street offering lots of different shops. Ideally suited to first time buyers and families, this well maintained property briefly comprises to the ground floor, a generous lounge, a dining room and a spacious fitted kitchen. To the first floor there are 2 double bedrooms and bathroom with a further 2 bedrooms on the 2nd floor. Further benefits include, gas central heating, dg windows, side pedestrian access leading to the rear garden, an outhouse storage area and enclosed gardens. We would highly recommend vieiwng this lovely period property.

Entrance Via
Side panelled door with side pedestrian access leading to rear, front door is via double glazed door leading to...

Hallway
Stairs to first floor, radiator.

Lounge 14'11" x 14'5" (4.56m x 4.40m)
Double glazed bay window to front, radiator, electric feature fire with wood mantle surround.

Dining Room 15'2" x 10'11" (4.63m x 3.35m)
Double glazed window to rear, space and area for table and chairs, radiator, opening into...

Kitchen 14'7" x 9'0" (4.45m x 2.76m)
Double glazed window to side, double glazed door leading to garden, wide range of base and wall fitted units with roll top working surfaces incorporating a single bowl sink, space for cooker, plumbing for automatic washing machine, space for tumble dryer, space for fridge freezer, radiator

First Floor Landing
Stairs to second floor.

Bedroom 1 15'3" x 14'6" into recess (4.66m x 4.43m into recess)
Double glazed bay window to front, radiator.

Bedroom 2 16'0" x 11'1" into recess (4.89m x 3.40m into recess)
Double glazed window to rear and side, radiator, built in storage cupboard housing hot water cylinder.

Bathroom
Double glazed window to side, radiator, modern suite comprising of panelled bath with overhead electric shower and Victorian style taps, pedestal wash hand basin with tiled splash back, low level WC, radiator.

Second Floor Landing
Built in storage cupboard.

Bedroom 3 13'2" x 10'0" (4.02m x 3.07m)
Double glazed window to front, radiator.

Bedroom 4 13'4" x 8'8" (4.08m x 2.66m)
Double glazed window to rear having pleasant outlook and far reaching views, radiator.

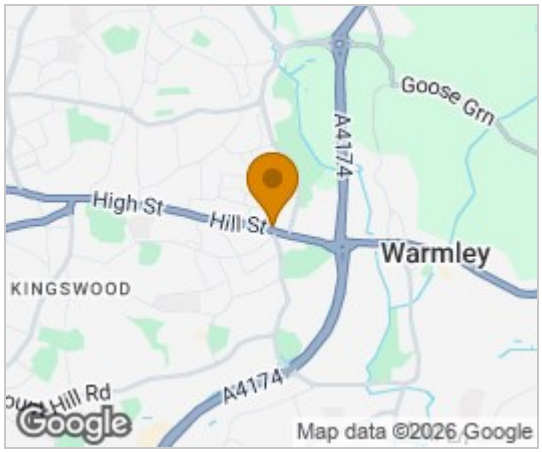
Exterior To The Rear
Concrete area adjoining property the remainder is laid to lawn with bedding to side offering attractive planting. There is also side pedestrian covered access via double glazed door leading to front, outside tap.

Shed/Outhouse 10'7" x 7'5" (3.23m x 2.27m)
Power and light via double glazed door with double glazed windows.

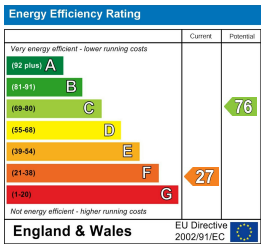
Exterior To The Front
Attractive front garden comprising of a raised brick built pathway offering bedded areas with attractive planting the remainder is laid to paving with various side bedded areas offering attracting planting. There is also side pedestrian access that leads to the rear garden.

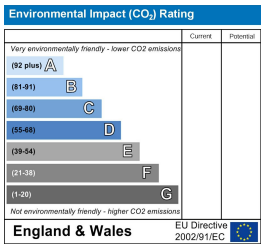
AML (Anti money laundering)
''Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted''

Area Map



Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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