



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

9 Ingleside Road, Kingswood, BS15 1HJ

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Kingswood,  
BS15 1HJ

Offers In The Region Of  
£400,000



Hunters are delighted to offer for sale this highly attractive 1930's style extended end terrace property located within a popular lovely tree lined road position. This well maintained home offers really good internal space that would suit many buyers. Internally to the ground floor you will find a generous front lounge, a separate dining room, a downstairs shower room with WC, and a superb extended kitchen diner with fabulous views onto the rear garden. To the first floor there are 3 good size bedrooms and a contemporary fitted luxury appointed bathroom. Further benefits include, Upvc dg windows, gas central heating, front off street parking with side pedestrian access and a beautifully landscaped rear garden with side pedestrian access and detached double garage to the rear onto a secure rear access lane. An internal viewng is highly recommended to fully appreciate everything on offer.



#### Entrance

Opaque double glazed door to...

#### Inner Porch

Double glazed door to...

#### Hallway

Stairs to first floor, radiator, wood grain effect laminate flooring, understairs storage.

#### Lounge 14'0" x 11'9"

Double glazed window to side, wood grain effect laminate flooring, contemporary electric feature fireplace with attractive stone mantle surround, double doors opening into...

#### Dining Room 14'9" x 12'11"

Into bay and recess, UPVC double glazed bay window to front, radiator, wood grain effect laminate flooring, arch coal effect feature fireplace with wood mantle surround, space and area for table and chairs.

#### Kitchen/Diner Extension 19'6" x 7'1" widening to 13'1"

##### Kitchen Area

Comprising of a good range of base and wall fitted units with roll top working surfaces incorporating a single bowl sink, space for cooker, plumbing for washing machine, space for fridge freezer.

##### Dining Area

UPVC double glazed French doors and UPVC double glazed window with pleasant outlook and views onto rear garden, space and area for table and chairs, radiator, velux roof window .

#### Wet Room/Shower Room 9'3" x 6'1"

Opaque double glazed window to rear, radiator, low level WC, wall mounted sink, overhead fitted shower.

#### First Floor Landing

Access to loft space via pull down ladder.

#### Bedroom One 14'10" x 11'6"

Double glazed bay window to front, radiator.

#### Bedroom Two 14'5" x 11'7"

Double glazed window to rear having pleasant outlook and views onto rear garden, radiator, built in cupboard Housing Worcester gas combination boiler serving hot water and central heating, feature fireplace.

#### Bedroom Three 8'4" x 7'4"

Double glazed window to front, radiator.

#### Bathroom

Opaque double glazed window to rear, contemporary fitted with curved panelled bath having Victorian style taps and overhead shower off main system, sink into storage unit with cupboard below, low level WC.

#### Exterior To The Rear

Has a beautifully landscaped enclosed garden having various areas to include areas laid to chippings and lawn having attractive planting and trees with pedestrian side access via gate leading to front.

#### Detached Double Garage 16'6" x 16'2"

Power and light, up and over door onto a secure rear access lane.

#### Exterior To The Front

Offers off street parking for two vehicles on block paved area with side pedestrian access via gate leading to the rear.

#### 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"



Tenure: Freehold  
 Council Tax Band: C

- Superb 1930's extended 3 bedroom end terrace property
- Spacious light and airy rooms
- Generous front lounge and separate dining room
- Contemporaneity fitted first floor bathroom
- Stunning enclosed large rear garden with side access
- Off street parking and double detached garage
- Idea family home
- Downstairs shower with wc
- Internal viewng highly recommended
- Extended kitchen/diner

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.