



## 100 Courtney Road

Kingswood, BS15 9RW

Guide Price £250,000



Nestled on Courtney Road in the charming area of Kingswood, Bristol, this delightful semi-detached house presents an excellent opportunity for first-time buyers and investors alike. Spanning an impressive 839 square feet, the property boasts two spacious reception rooms and two good sized bedrooms with the bathroom offering essential amenities with a separate w.c. This home is brimming with potential, particularly for those with a flair for DIY, as it requires general cosmetic improvement and refurbishment. The corner rear and side gardens are a standout feature, offering a lovely outdoor space with side access, ideal for gardening enthusiasts or those seeking a tranquil retreat. With no onward chain, this property is ready for you to make it your own. We highly recommend viewing this charming home, especially during our upcoming open house event. Do not miss the chance to explore the possibilities that await you in this wonderful Kingswood residence. Call now to arrange your visit.



### Entrance

UPVC double glazed entrance door into ...

### Hall

Radiator, staircase to first floor with useful storage beneath, large walk in cupboard with electric fuse box.

### Lounge 11'0" x 10'4" (3.37m x 3.17m)

Radiator, UPVC double glazed window to rear over looking the rear garden, door into dining room

### Kitchen 10'5" x 8'9" (3.20m x 2.67m)

Fitted with a range of wall, floor and drawer storage cupboards to include a free standing cooker, washing machine and fridge, vinyl floor covering, UPVC double glazed window to front, single drainer stainless steel unit, splash back tiling, radiator, archway opening into ...

### Dining Room 10'8" x 8'8" (3.27m x 2.66m)

Radiator, UPVC double glazed door onto the rear garden, UPVC double glazed window with outlook onto the rear garden.

### First Floor Landing

Access to roof space, large walk in cupboard, built in airing cupboard with Worcester combination gas fired boiler for domestic hot water and central heating.

### Bedroom 1 15'4" x 10'9" (4.68m x 3.30m)

Twin UPVC double glazed windows to rear with pleasant elevated views towards nearby tree line and open green space, radiator.

### Bedroom 2 11'1" x 8'4" (3.38m x 2.56m)

Radiator, UPVC double glazed window to rear with pleasant elevated views.

### Bathroom 5'6" x 5'1" (1.68m x 1.56m)

A white suite of paneled bath with a fitted electric Mira shower over, pedestal wash basin, fully tiled walls and vinyl floor covering, UPVC double glazed and frosted window to front.

### Separate w.c. 4'3" x .246'0" (1.30m x .75m)

White low level w.c. half tiled walls , vinyl floor covering, UPVC double glazed and frosted window to front.

### Exterior

The generous sized garden arranged to the side and rear of the property offers lawned spaces along side a two tear paved patio with size pedestrian access.

### AML (anti money laundering)

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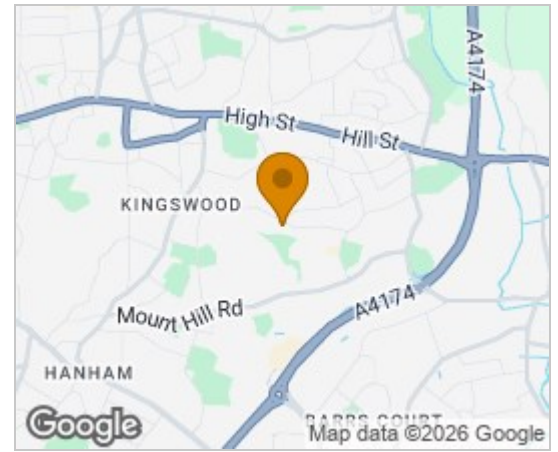
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### Area Map



### Energy Efficiency Graph

