



Connells

Orchard Gardens
Bristol



Property Description

Offered to the market with no onward chain, this three-bedroom mid-terraced home presents an excellent opportunity for first-time buyers, families and those looking to put their own stamp on a property. The accommodation extends to approximately 730 sq ft (67.8 sq m) and is arranged over two floors. The ground floor comprises an entrance hall, kitchen/dining room and a generously proportioned living room measuring approximately 15'0" x 11'10", with access towards the rear. Upstairs are three bedrooms, together with a family bathroom and landing. Externally, the property benefits from outside space to the front and a rear garden incorporating patio/hardstanding areas. A particularly important feature is the off-street parking available to the rear of the property, providing a significant practical advantage for buyers.

Orchard Gardens is conveniently positioned for access to Kingswood and the surrounding area, with local amenities,

schools and transport connections within reach. The postcode has nearby bus stops and Keynsham is the nearest

railway station at approximately 5 km. An excellent opportunity with plenty of potential, rear parking and no onward chain. Early viewing is highly recommended.

Entrance Hall

Entrance into the property with access to the kitchen/dining room and living accommodation, staircase rising to the first-floor landing.

Kitchen/Dining Room

12' 2" x 8' 11" (3.71m x 2.72m)

Window to the front aspect. Kitchen area arranged with a range of fitted units providing cupboard and drawer storage, work surfaces incorporating sink and drainer and space for freestanding appliances. Space is available for a dining table and chairs, making this a practical everyday kitchen/dining space. Radiator.

Living Room

15' x 11' 10" (4.57m x 3.61m)

Openings to the rear provide plenty of natural light and access towards the rear garden. A generously proportioned principal reception room offering ample space for lounge furniture and additional occasional furniture. Radiator.

First Floor Landing

Stairs rising from the entrance hall. Doors providing access to all three bedrooms and the family bathroom.

Bedroom One

9' max x 5' 11" max (2.74m max x 1.80m max)

Window to the front aspect. Bedroom providing space for a bed and accompanying bedroom furniture, with potential to alternatively serve as a home office or nursery depending on requirements. Radiator.

Bedroom Two

11' 10" max x 7' 5" max (3.61m max x 2.26m max)

Window to the rear aspect. Well-proportioned bedroom with space for a double bed and freestanding bedroom furniture. Radiator.

Bedroom Three

9' 2" x 7' 3" (2.79m x 2.21m)

Window to the rear aspect. A useful third bedroom offering space for bedroom furniture and suitable for a range of uses including children's accommodation, guest room or home office. Radiator.

Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

Obscured window to the front aspect. Bathroom comprising a bath, wash hand basin and WC.

Outside

To The Front

The property is approached from Orchard Gardens with steps leading through the front garden area to the main entrance. The front elevation combines brickwork and rendered finishes, with the property forming part of an established terrace.

To The Rear

To the rear is a practical outside space incorporating paved/hardstanding areas together with low-maintenance sections. The garden provides space for outdoor seating, entertaining and further landscaping according to a buyer's preference. A substantial outbuilding provides useful additional storage/workshop potential.

Parking

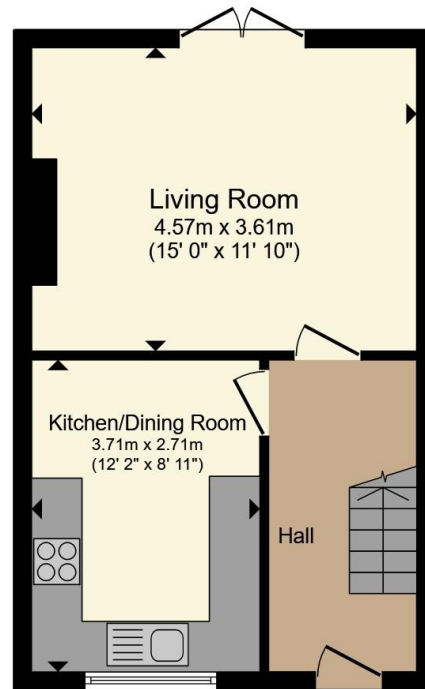
An important feature of the property is the provision of off-street parking to the rear, accessed from behind the property. This should be prominently advertised as part of the marketing.

Agent's Note

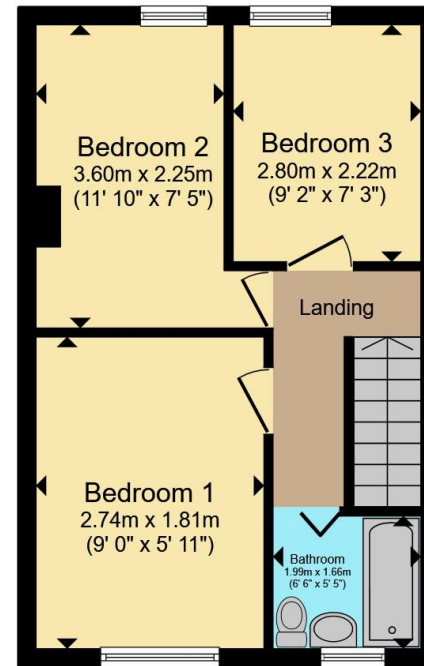
Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property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







Ground Floor



First Floor

Total floor area 67.8 m² (730 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: C Council Tax
Band: B

Tenure: Freehold

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