



Connells

School Road
Kingswood Bristol

School Road Kingswood Bristol BS15 8BJ

for sale offers in excess of
£350,000



Property Description

This three-bedroom end-terrace property is a must-see! With a large living/dining/entertaining space, en-suite, rear garden with workshop are the real wow factor with lots of space and light, offering plenty of entertaining and family space. Parking is available complete with side access to the garden.

Situated in a great school catchment area right beside John Cabot and within walking distance to Beacon Rise Primary as well as the High Street shops.

Entrance

Composite door with obscure side window opening into

Driveway

Gate from rear garden, bin space, side path to paved front area providing off street parking

Entrance Hall

Space for shoes and coats, radiator, stairs to first floor, under stairs storage cupboard, door into

Dining Room

27' 6" x 16' 2" (8.38m x 4.93m)

Patio doors to rear garden, radiator, cast iron fireplace with wood surround, built in storage cupboard and shelving in alcove, oak flooring running through into

Lounge

27' 6" x 10' 6" (8.38m x 3.20m)

Double glazed bay window to front, radiator, cast iron fireplace with wood surround, shelving in alcove

Kitchen

15' 8" x 7' 11" (4.78m x 2.41m)

Wall and base units with wood effect work surfaces over, one and a half bowl sink and drainer with multi use tap over, tiled splash backs, space for large fridge freezer, space for range oven, extractor fan over, space for washing machine and tumble dryer, integrated dishwasher, double glazed windows to sides, door to rear garden, door to

Bathroom

Fully tiled, three piece white suite comprising wc, wash hand basin, bath with shower over, folding shower screen, towel radiator, obscure glazed window to rear

Stairs

Leading to first floor landing with loft access and doors to

Master Bedroom

13' 3" x 13' 1" (4.04m x 3.99m)

Double glazed bay window to front, housing window seat including built in storage, radiator, door to

Master Bedroom En-Suite

Corner shower cubicle, wc, wash hand basin with vanity unit beneath, towel radiator, obscure glazed window to front

Bedroom Two

12' 2" x 9' 1" (3.71m x 2.77m)

Double glazed window to rear, built in storage cupboard housing water tank, radiator

Bedroom Three

8' 6" x 7' (2.59m x 2.13m)

Double glazed window to rear, radiator

Garden

Hard standing for pots or bbq by back doors, leading to lawn, flower beds, blossom trees, green house, side access to front and access to

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.









Total floor area 90.8 m² (978 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

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

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311154



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