



Connells

Highview Road
Bristol



Property Description

Situated in the popular location of Kingswood, close to local amenities and bus services is this newly converted ground floor flat. Benefiting from having NO ONWARD CHAIN an early viewing is essential to fully appreciate what this accommodation has to offer.

Entrance

UPVC double glazed obscured glass front door leading into the entrance hallway.

Hallway

Hallway has wood flooring, radiator, storage cupboard housing gas and electric meter and circuit breaker, a further radiator, UPVC double glazed door leading out into the rear garden and doors off into principal rooms.

Utility Area

Utility area which has a base cupboard, rolled-edge worktops over, circular sink with a mixer tap, space and plumbing for washing machine.

Lounge / Diner

16' 1" max-into door recess x 10' 5" (4.90m max-into door recess x 3.17m)

UPVC double glazed window, radiator, wood flooring and opens through into the kitchen.

Kitchen

8' 3" x 7' 3" (2.51m x 2.21m)

Radiator, UPVC double glazed window overlooking the rear garden, range of base units and drawers with rolled-edge worktops over and tiled splashbacks, wood effect tiled flooring, integrated dish washer, integrated electric oven and grill with an inset four ring gas hob with an extractor hood above, integrated fridge and freezer, concealed boiler, one and a half bowl sink unit and drainer with a mixer tap.

Bedroom One

12' 8" x 10' 8" (3.86m x 3.25m)

UPVC double glazed window to the front aspect and radiator,

Bedroom Two

8' 4" x 8' 3" (2.54m x 2.51m)

UPVC double glazed window overlooking the rear garden, radiator and USP charging points.

Bathroom

UPVC double glazed obscured glass window, extractor fan, chrome heated towel radiator, low level WC, vanity wash hand basin with a mixer tap, wall mirror, electric shaving point, bath with a mains shower over and a shower screen, tiled flooring and tiled walls.

Outside

To The Front

Path leading down to the front door, parallel parking for couple of cars.

To The Rear

Rear garden is comprising of lawned area, patio area and vegetable plot and is enclosed with fencing.

Agents Notes

The entire building with two flats is currently Freehold. Lease will be created for the flat upon Completion.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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1 Regent Street Kingswood
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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/KWD309829



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