







### Property Description

A recently refurbished end- terraced home, comprising entrance hallway, lounge with a square arch through to the dining area, modern fitted kitchen, downstairs W/C, two bedrooms and a family bathroom. Benefiting from a small front garden and a rear garden. NO ONWARD CHAIN!

Kingswood is located just a few miles east of Bristol city centre, providing easy access to the city's shops, restaurants, and cultural attractions. The area has excellent transport links, with regular buses and easy access to the M4 and M5 motorways, making it an ideal location for commuters. The housing stock in Two Mile Hill is diverse, with a range of property types, including Victorian terraces, 1930's semis, and modern apartments. There are several parks and green spaces nearby, including the popular Kingswood Park. The area is served by several primary and secondary schools, including the highly regarded Two Mile Hill Primary School. There are also plenty of amenities in the area, including supermarkets, shops, and restaurants.

### Entrance/Hallway

A front door leading into the entrance hallway, a central heating radiator, under-stairs storage cupboard and stairs rising to the first floor.

### Lounge

10' 6" x 10' 1" ( 3.20m x 3.07m )

A UPVC double glazed window to the front aspect, a central heating radiator and a square arch to the dining area.

### Dining Room

10' 1" x 10' 1" ( 3.07m x 3.07m )

A central heating wall radiator.

### Kitchen

10' 6" x 13' 1" ( 3.20m x 3.99m )

A UPVC double glazed window to the side, a range of base units and drawers, wooden work-tops with matching wall units, a single bowl sink and drainer with a mixer-taps, an oven with gas hob above, a space for washing machine and UPVC double glazed double doors leading out to the rear garden, laminate flooring.

### First Floor Landing

A hatch giving access to the loft storage.

### Bedroom One

10' 4" x 14' 1" ( 3.15m x 4.29m )

A UPVC double glazed window, a central heating radiator and a storage cupboard.

### Bedroom Two

8' 10" x 11' 1" ( 2.69m x 3.38m )

A UPVC double glazed window and a central heating radiator.

### Bathroom

A UPVC double glazed obscured glass window, a central heating radiator, vanity hand-wash basin with low level flush wc, a bathtub with shower screen and main showers above, tiled around

## WC

A small hand-wash basin, low level flush wc and laminate flooring.

## Outside

ToThe Front

It is paved and leading to the front entrance door, enclosed with small brick walls.

ToThe Rear

It is laid with chippings and enclosed with fencing around.













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.focalagent.com](http://www.focalagent.com)

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

Tenure: Freehold

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