

Connells

Lansdown Road
Kingswood Bristol

Lansdown Road
Kingswood Bristol BS15 1XA

for sale
£290,000







Property Description

Located in the sought-after Kingswood area of Bristol, this well looked after home enjoys easy access to local shops, supermarkets, schools and leisure facilities. Excellent transport links provide convenient routes into Bristol city centre, whilst the nearby M32, M4 and M5 motorway networks make commuting straightforward. A selection of well-regarded schools, parks and recreational amenities are all within easy reach, making this an ideal location for families and professionals alike. Being sold with NO ONWARD CHAIN an early viewing to avoid dissapointment comes highly reconmended.

Entrance

UPVC double glazed obscured glass door leading into a vestibule, where there's an additional door leading an entrance hallway.

Entrance Hallway

Central heating radiator, stairs rising to the first floor, doors off to the principal rooms, door through to the bedroom three/lounge.

Bedroom Three/Lounge

11' 3" x 10' 10" (3.43m x 3.30m)

Central heating radiator, cove ceilings, UPVC double glazed window to the front aspect, telephone point, tv point.

Lounge/Dining Room

13' 7" x 11' 1" (4.14m x 3.38m)

Central heating radiator, door to the storage cupboard, tv point, UPVC double glazed doors down to the garden room.

Kitchen

UPVC double glazed window, central heating radiator, a range of base units and drawers with rolled edge worktops over, space for fridge/freezer, space for washing machine, integrated electric oven and grill with inset of four ring gas hob and extractor hood above, stainless steel sink with mixer taps, matching wall units.

Garden Room/Reception Room

14' 10" x 6' 8" (4.52m x 2.03m)

Central heating radiator, UPVC double glazed window to the rear aspect, UPVC double glazed door leading out to the rear garden.

Bathroom

UPVC double glazed obscured glass window, low level flush wc, pedestal hand wash basin, bath with electric shower and shower screen, central heating radiatot, partly tiled around.

First Floor Landing

A hatch giving access to the loft storage space.

Bedroom One

14' 2" x 11' 1" (4.32m x 3.38m)

Central heating radiator, UPVC double glazed

window to the front aspect, built-in storage cupboard.

Bedroom Two

14' 2" x 11' 3" (4.32m x 3.43m)

UPVC double glazed window to the rear aspect, central heating radiator, wall mounted boiler.

Outside

To The Front

It is laid with chippings, box housing the gas meter, low level wall to the front.

To The Rear

It has a patio area which leads to the area enclosed with fencing and walls.







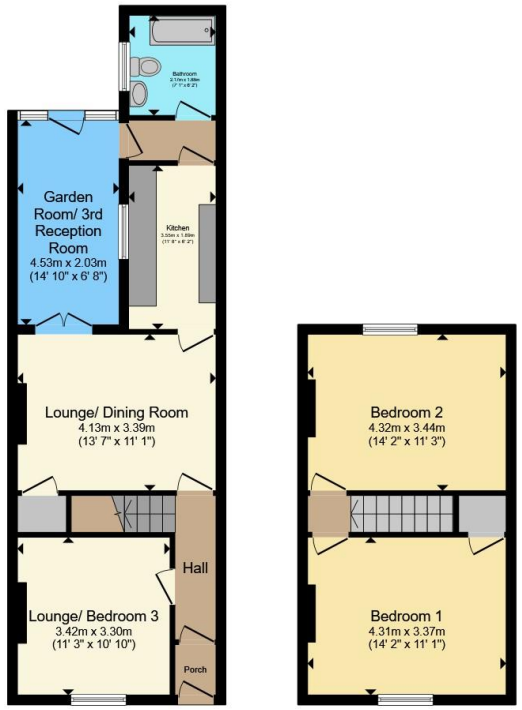












Ground Floor **First Floor**

Total floor area 91.2 m² (982 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
BRISTOL BS15 8JX

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

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