







Flat 3 32 Queen Street
Kingswood Bristol BS15 8AZ

Offers In The Region Of £175,000

HUNTERS®
HERE TO GET *you* THERE

- Period converted flat
- Spacious two-floor layout
- Includes cloakroom
- No chain - view now
- Ideal for first-time buyers

- Natural stone fronted
- En-suite bathroom
- Newly carpeted decor
- Convenient to shops
- Double glazing, gas heating

Nestled in the charming area of Kingswood, Bristol, this unique and highly rewarding period converted flat offers a delightful blend of character and modern living. Housed within an impressive natural stone fronted building, which was once a bakery, this property boasts spacious accommodation thoughtfully arranged over two floors.

As you enter, you will be greeted by a welcoming reception room that sets the tone for the rest of the flat. The well-appointed bedroom features an en-suite bathroom, providing a private sanctuary for relaxation. Additionally, a convenient cloakroom adds to the practicality of the layout. The flat has been newly carpeted and decorated, ensuring a fresh and inviting atmosphere for its new occupants.

Situated in a tucked-away position, this property is conveniently close to local shops and services, making it an ideal choice for first-time buyers and professionals alike. With the added benefits of double glazing and gas heating, comfort and efficiency are assured throughout the year.

This property is offered with no chain, making it an attractive option for those looking to move swiftly. We highly recommend viewing this exceptional flat to fully appreciate its charm and potential.





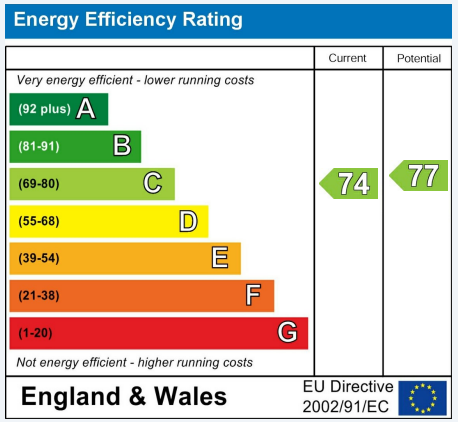






ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

ANTI-MONEY-LAUNDERING - Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

Viewing

Please contact our Hunters Fishponds Office on 0117 965 3162 if you wish to arrange a viewing appointment for this property or require further information.

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The Property Ombudsman