



**Perrott Road, Bristol, BS15**  
 Approximate Area = 839 sq ft / 77.9 sq m  
 For identification only - Not to scale



We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drain down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

**The Important Bit**

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Get in touch to arrange a viewing!

Like what you see?



**4 Perrott Road, Kingswood, Bristol, BS15 4LL**

**£315,000**





Council Tax Band: A | Property Tenure: Freehold

**NO CHAIN!** Located in the popular area of Perrott Road in Kingswood, Bristol, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room provides a warm welcome, perfect for relaxation or entertaining guests. One of the standout features of this home is the impressive kitchen/diner, which is both stylish and functional. This space is ideal for family meals or social gatherings, allowing for a seamless flow between cooking and dining. The property is well presented throughout, ensuring that you can move in with ease and start enjoying your new home immediately. Parking is conveniently available for one vehicle at the front of the house, adding to the practicality of this lovely residence. The location is particularly advantageous, being close to the local school, essential amenities and the ring road, making commuting and daily errands a breeze. With no onward chain, this three-bedroom semi-detached house is ready for you to make it your own. Don't miss the chance to view this wonderful property in a sought-after area of Bristol.



**Entrance Porch**

4'10 x 3'0 (1.47m x 0.91m)  
Double glazed door to front, double glazed window to side, open to entrance hall.

**Entrance Hall**

11'1 x 6'1 (3.38m x 1.85m)  
Under stairs storage cupboard housing fuse board and meters, radiator, wood effect flooring, stairs to first floor accommodation.

**Lounge**

13'2 x 11'1 (4.01m x 3.38m)  
Double glazed window to front, radiator, coved ceiling, open fireplace inset electric fire and wood mantle.

**Kitchen/Diner**

19'8 max x 8'5 max (5.99m max x 2.57m max)  
Double glazed patio doors to rear, double glazed window to rear, tiled flooring, radiator, open fireplace with wooden mantle, spotlights, a range of wall and base units with worktops over, one and a half bowl sink and drainer built into worktop, tiled splash backs, Neff gas hob, Neff oven, Neff cooker hood, space for dishwasher, space for fridge/freezer, space and plumbing for washing machine, under unit lighting.

**First Floor Landing**

6'2 x 5'11 (1.88m x 1.80m)  
Loft access (with drop down ladder, part boarded and light), coved ceiling.

**Bedroom One**

13'6 max x 11'4 max (4.11m max x 3.45m max)  
Double glazed window to front, radiator, built-in wardrobe with sliding doors, built-in storage cupboard.

**Bedroom Two**

13'6 max x 8'8 max (4.11m max x 2.64m max)  
Double glazed window to rear, radiator, airing cupboard housing gas combination boiler.

**Bedroom Three**

8'8 x 7'11 (2.64m x 2.41m)  
Double glazed window to front, radiator, built-in bed frame.

**Bathroom**

7'6 x 5'6 (2.29m x 1.68m)  
Double glazed window to rear, W.C. enclosed bath with shower over, shower screen, wash hand basin, heated towel rail, spotlights, extractor fan, part tiled walls, tiled flooring.

**Front Garden/Parking**

Hedge to side, steps down to front door, shrubs, side gate leading to a store area, additional side gate leading to rear garden, driveway parking.

**Outbuilding**

Door to front and double glazed window to front.

**Rear Garden**

Gated side access, door to outbuilding, patio area, trees, shrubs and plants, fruit trees, greenhouse, outside tap.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

