

Approximate Area = 1019 sq ft / 94.6 sq m
 Outbuilding = 41 sq ft / 3.8 sq m
 Total = 1060 sq ft / 98.4 sq m
 For identification only - Not to scale



Burnham Close, Bristol, BS15

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/drainaged, 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.

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Get in touch to arrange a viewing!

Like what you see?



2 Burnham Close, Kingswood, Bristol, BS15 4DX
Offers In Excess Of £310,000





Council Tax Band: B | Property Tenure: Freehold

Jump Straight In! Be Quick! This fabulous three bedroom property is set prime for those looking for a family home within the ever popular area of Kingswood! The current owner have lovingly updated the property during their ownership. This home also comes with the benefit of a low maintenance garden to the rear complete with an inviting hot tub, as well as a summer house and storage shed. A driveway and a front lawn provide off street parking and kerb appeal. As you enter the property a welcoming hallway leads to a lovely lounge, providing the perfect place in which to relax or unwind. A smart kitchen/dining room offers the perfect place in which to create culinary delights. French doors lead out onto the low maintenance rear garden and there is also a separate lobby incorporates a utility plus storage. To the first floor, can be found three generous bedrooms and the attractive family bathroom. A cul-de-sac position creates a family friendly, tucked away position, completing this lovely home. There are excellent commuter links including access to the A7147 Ring Road. Kingswood is always a popular choice with its proximity to local amenities, including schools, shopping centres and family focused facilities. We anticipate a high level of interest and recommend arranging your appointment to view at your earliest opportunity!



Porch

Obscured double glazed patio doors to front, double glazed with side panel to hallway.

Hallway

12'2" x 6'5" (3.71m x 1.96m)
Double glazed obscured door to front porch & double glazed obscured window to front, stairs rising to first floor, radiator, under stairs storage cupboard, fuse box in cupboard.

Lounge

13'2" x 12'3" (4.01m x 3.73m)
Double glazed window to rear aspect, radiator, electric feature fire.

Kitchen/Diner

20'0" x 10'4" (6.10m x 3.15m)
Double glazed window to front aspect, kitchen consists of range of wall & base units with worktops over, 1 & a 1/2 bowl sink/drainers, USB charger points, gas combi boiler in cupboard, extractor hood, tiled floor, space for following appliances:- gas cooker and American style fridge/freezer, open to dining area with double French doors to rear aspect and double glazed obscured door to side lobby.

Lobby

Double glazed obscure door to rear garden & double glazed obscured & leaded light door to front aspect, tiled flooring, door to storage cupboard, door to utility (which has plumbing for washing machine, tumble dryer & water tap).

Landing

8'1" x 7'11" (2.46m x 2.41m)
Double glazed window to front aspect, stairs leading to ground floor, storage cupboard with hanging rail, loft access.

Bedroom 1

12'4" x 10'11" (3.76m x 3.33m)
Double glazed window to rear aspect, radiator, built in double wardrobe, radiator.

Bedroom 2

11'10" x 11'6" (3.61m x 3.51m)
Double glazed window to rear aspect, radiator.

Bedroom 3

8'9" x 7'11" (2.67m x 2.41m)
Double glazed window to front aspect, radiator.

Bathroom

6'2" x 5'5" (1.88m x 1.65m)
Double glazed obscured window to side aspect, bathroom consists of P shaped panelled bath with rain shower & further shower over, wall mounted wash hand basin into vanity unit, WC, radiator.

Front Garden

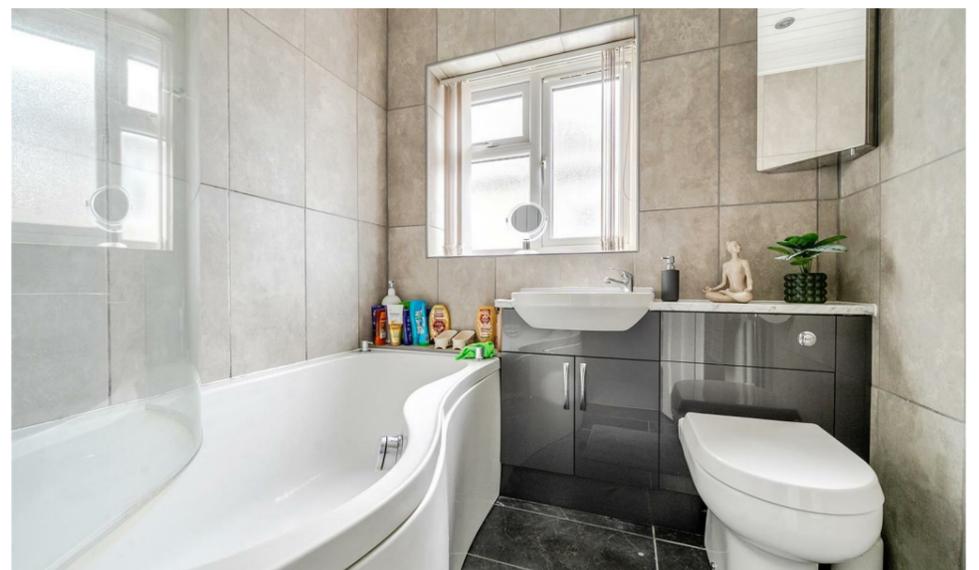
Mostly laid to lawn with pathway & steps leading to raised decking area and front porch, shared pathway leading to side lobby.

Rear Garden

Low maintenance, fully enclosed by way of boundary, fencing & hedging, access to front via lobby, outside power, decked areas, patio enclosed with covered hot tub, summer house & shed (all of which will be staying), area laid to artificial land.

Driveway

Provides off street parking for 1 vehicle.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

