





Property Description

Situated on Avondale Road, BS5 9RN, this beautifully presented three-bedroom semi-detached home offers modern living throughout with a superb open plan kitchen/lounge, off-street parking and garage. The ground floor features a stylish lounge/kitchen with gloss tiled flooring, inset spotlights, media wall, understairs storage and a modern fitted kitchen with integrated appliances and wraparound units. To the first floor are three bedrooms, a modern shower room and landing with loft access. Externally, the home benefits from a well-designed front garden, side access, a low-maintenance rear garden and direct private access into the garage. Avondale Road is well placed for local shops, schools, bus routes and access towards Bristol city centre, making this an excellent home for families and buyers wanting a convenient BS5 location.

Open Plan Kitchen/Lounge

24' 2" max x 14' 8" max (7.37m max x 4.47m max)

Triple glazed window to front aspect and composite door to front aspect, open plan lounge/kitchen with large gloss floor tiles flowing throughout and also laid with under-floor heating, smooth ceiling with inset spotlights, contemporary media wall with TV point, built-in understairs storage cupboard and stairs rising to the first floor. The kitchen area has a triple glazed window and double glazed door to rear aspect, a range of wall and base units with worktops over, inset sink with mixer tap, electric hob with extractor hood over, space for dishwasher, wraparound kitchen section with integrated microwave,

integrated electric oven and American style fridge freezer, radiator.

Landing

Triple glazed window to side aspect, wood effect flooring flowing through to the bedrooms, loft access hatch and access to bedrooms one, two, three and the shower room.

Bedroom One

12' 10" max x 8' 6" max (3.91m max x 2.59m max)

Triple glazed window to front aspect, wood effect flooring flowing in from the landing, large sliding door wardrobe and TV point, radiator.

Bedroom Two

11' max x 8' 9" (3.35m max x 2.67m)

Triple glazed window to rear aspect, wood effect flooring flowing in from the landing and storage

including a large freestanding wardrobe, radiator.

Bedroom Three

9' 8" max x 5' 10" (2.95m max x 1.78m)

Triple glazed window to front aspect, wood effect flooring flowing in from the landing and space for chest of drawers, radiator.

Shower Room

6' 1" x 5' 6" (1.85m x 1.68m)

Obscure triple glazed window to rear aspect, fully tiled walls, smooth ceiling with inset spotlights,

walk-in shower cubicle with sliding glass doors, WC, wash hand basin with mixer tap, wall mounted

storage cupboard, tiled flooring and heated towel rail, under-floor heating.

Outside

To The Front

The front of the property is beautifully designed and enclosed by a decorative boundary wall with gated access. The garden is low-maintenance with planted areas, mature trees, decorative stone, shrubs and a pathway leading to the front entrance, creating an attractive first impression.

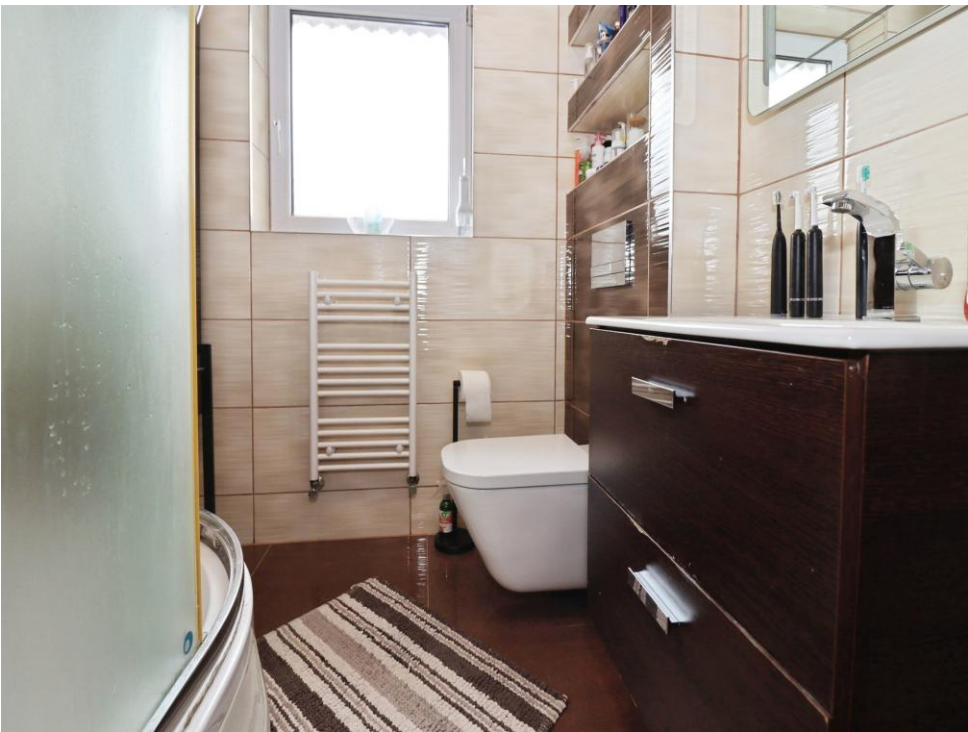
To The Rear

The rear garden is landscaped for low-maintenance use and arranged with seating and paved areas alongside decorative boundaries. There is ample space for outdoor entertaining, side access leading from the front to the rear, and a private rear door providing direct access into the garage.

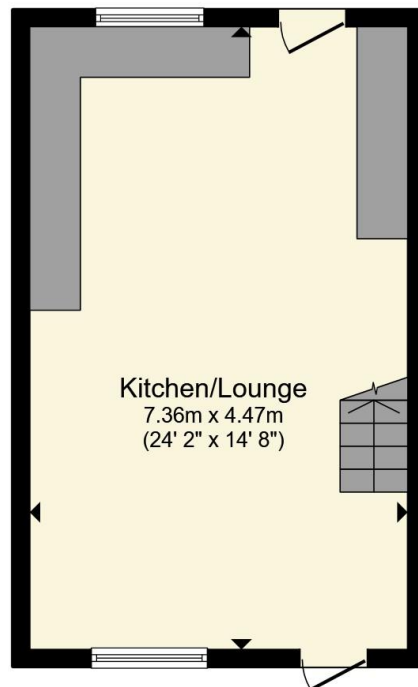
Agent's Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

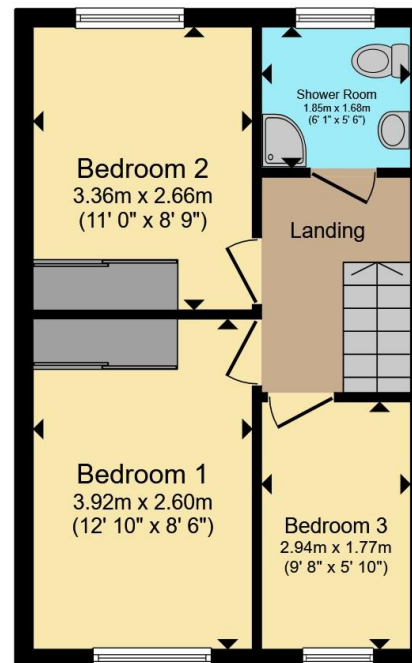








Ground Floor



First Floor

Total floor area 66.0 m² (710 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

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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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