



4, Ozleworth, Kingswood Bristol, South
Gloucestershire, BS15 4JN

£275,000

Anne James Estate Agents are delighted to offer for sale this semi-detached property, ideally situated within a popular residential area of Kingswood. In need of modernisation, the accommodation offers excellent potential and briefly comprises, to the ground floor, a spacious lounge and a separate dining room with access through to the kitchen. To the first floor are three well-proportioned bedrooms, along with a separate WC and separate shower room, which offer scope to be combined to create a generous family bathroom. Externally, the property benefits from enclosed rear gardens, ideal for families or entertaining, while to the front there is off-street parking for two vehicles. The vendor is suited, helping to facilitate a smoother transaction. This property presents an excellent opportunity for first-time buyers looking to step onto the property ladder or investors seeking a project with strong potential.



Entrance

uPVC double glazed door with decorative double glazed insert.

Entrance Hall

uPVC double glazed obscure window to the side, double radiator, stairs to the first floor accommodation, door to the kitchen and lounge.

Lounge

12' 2" x 11' 6" (3.71m x 3.50m)
uPVC double glazed window to the front, double radiator, TV aerial point.

Kitchen

10' 3" x 7' 9" (3.13m x 2.36m)
uPVC double glazed half glazed door to the rear, uPVC double glazed window to the side, range of wall and base units with rolled edge work surfaces, stainless steel with mixer tap, space for cooker, washing machine, tumble dryer and fridge freezer, wall mounted gas combination boiler, vinyl flooring, door to the dining room.



Dining Room

10' 4" x 10' 2" (3.15m x 3.11m)
uPVC double glazed patio doors leading to the rear garden, single radiator, storage cupboard.

First Floor Landing

uPVC double glazed window to the side, doors leading to the bedrooms, WC and shower room.

WC

uPVC double glazed obscure window to the rear, white low level WC

Shower Room

uPVC double glazed obscure window to the rear, fully tiled double shower cubicle, pedestal wash hand basin, stainless steel effect ladder radiator.

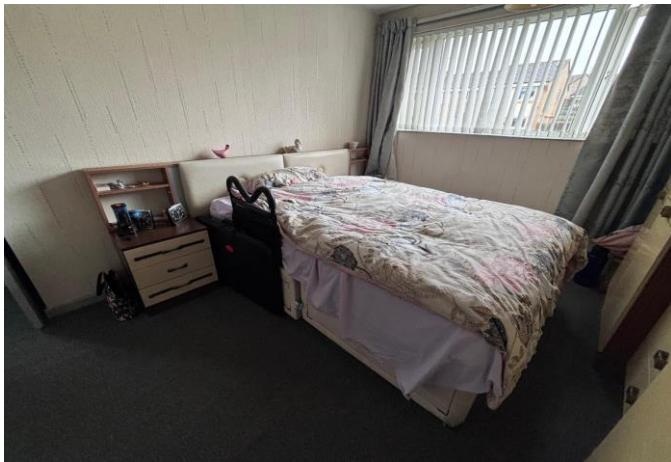
Bedroom One

13' 2" x 10' 0" (4.02m x 3.05m)
uPVC double glazed window to the front, single radiator, storage cupboard.

Bedroom Two

11' 11" x 10' 3" (3.63m x 3.13m)





uPVC double glazed window to the rear, single radiator.

Bedroom Three

9' 10" x 8' 5" (2.99m x 2.57m)
uPVC double glazed window to the side, double radiator.

Outside

Front

Laid to lawn, shrub borders, off street parking for two cars.

Rear Garden

Laid to lawn, garden shed, two brick built sheds, pond, gate to the side access, enclosed by wood panel fencing.

Outside

Front : Laid to lawn with shrub borders, off street parking for two cars. Rear : Laid to lawn, garden shed, two brick built sheds, pond, gate to the side access, enclosed by wood panel fencing.

Council Tax

Band C - South Gloucestershire Council

Tenure

To be confirmed

EPC

Rating - To be confirmed.

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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