

Connells

Badger Sett
Bristol

Badger Sett
Bristol BS5 7PZ

for sale offers in the region of
£575,000







Property Description

Built in 2008, this property has only had one owner who has carefully and thoroughly maintained it. This spacious property offers 3 bedrooms plus a self-contained studio with its own bathroom and kitchen facility. Finished to a high standard, the property also boasts an enclosed rear garden and parking for multiple vehicles. Additional benefits include a front out-building shed used for storage and an rear storage shed with external sizes are approximately 8ft wide and 19ft long. Viewing is a must to really appreciate what is on offer.

Located just a short distance from Kingswood High Street, this home benefits from excellent local amenities and transport links. Families will appreciate the proximity to highly-rated schools, including the Ofsted Outstanding Speedwell Nursery School and ofsted Good Two Mile Hill Primary School, Air Balloon Primary School, John Cabot Academy, and Bristol Brunel Academy.

Entrance

Double glazed door to: Stairs to first floor, Radiators, built in desk and built in cupboards.

Bathroom

Double glazed window to front. Inset ceiling lights, Bath with shower attachment, LLWC, sink with cupboard under, wall and floor tiles with wall panelling to dado height. Heated towel rail.

Lounge

13' 10" x 11' 10" (4.22m x 3.61m)

Double glazed double doors to rear, leading to small, decked balcony. Wall lights, TV point. Throughway to dining room.

Dining Room

9' 10" x 8' (3.00m x 2.44m)

Double glazed window to rear, radiator.

Kitchen

12' 8" x 8' 9" (3.86m x 2.67m)

Double glazed window to side, range of modern wall and base units with laminated tops. Built in gas hob and oven. 1.5 bowl sink with mixer taps. Programmable lights, cooker hood, radiator and tiled floor. Built in recycling compartments in pull out unit.. Leading off the kitchen there is a further door through to an additional freezer room with an additional external door.

Utility Room

Double glazed door to side, base units, Sink, radiator, space for washing machine, boiler, inset ceiling lights.

Bedroom 3

9' 11" x 9' 8" (3.02m x 2.95m)

Double glazed window to side, radiator.

Landing

Double glazed window to front, range of storage cupboards and access to eaves. 2 radiators, Double glazed window to side. Doors to rooms.

Ensuite Bathroom

Low level WC, shower cubicle, towel rail, basin with mixer taps.

Master Bedroom

11' x 10' 10" (3.35m x 3.30m)

Double glazed Velux window to the side, Inset ceiling lights, built in wardrobes and cupboards, door to walk in dressing room, door to ensuite.

Bedroom 2

9' 7" x 9' 7" (2.92m x 2.92m)

Double glazed velux window to side. Built-in wardrobes, radiator, inset ceiling lights.

Studio

16' 1" x 9' 6" (4.90m x 2.90m)

Double glazed door and window to front. Kitchen area offers built in hob and hood, wall and base units, part tiled flooring. Sliding door leads to ensuite area, vanity sink, shower cubicle with electric shower, towel rail.

Garden

Enclosed fenced rear garden, laid to lawn, with a brick storage shed and decked steps up to the house. Side access leads to the front.

Front Out-Building Shed

Out-building shed at the front of the property, used for storage. External sizes are approximately 8ft wide and 19ft long.

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.



















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.focalagent.com

To view this property please contact Connells on

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
BRISTOL BS15 8JX

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311069

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