



Connells

Queen Street
Kingswood Bristol



Property Description

Queen Street is a modern and attractive two-bedroom modern style property located in the popular area of Kingswood. The home offers a stylish and contemporary finish and has their own private rear garden. The interior comprises private entrance hall, stairs to first floor, landing, open plan kitchen/diner/lounge, two bedrooms and modern bathroom. It is offered with no onward chain.

The area is popular with first-time buyers and young families alike due to the proximity to shops and amenities. The centre of Kingswood is just minutes away with a range of shops and cafes. There are also a number of high streets accessible from the area, including Lodge Causeway and Church Road in Redfield and St George. Like much of east Bristol, this area benefits from being accessible, not only from Bristol City Centre but also for access to Bath and from the M4 making it very popular with young professionals. This property is also within easy reach of the increasingly popular area of Hanham and all the local amenities that it has to offer. Just beyond Hanham to the south is the scenic Conham River Park and some fantastic walks along the river, leading all the way to Keynsham.

Entrance/Hallway

A front door leading into the entrance hallway, floor boards, central heating radiator, cupboard housing the gas meter and circuit breaker, stairs rising to the first floor, central heating controls for the central heating, door

through into kitchen/breakfast room.

Kitchen/Dining Room

14' x 10' 10" max (4.27m x 3.30m max)

A range of base units and drawers with rolled edge worktops and tiled splashback to the matching wall units, double glass display cabinets, Belfast sink with mixer taps, integrated electric oven and grill with four rings electric hob, extractor hood above, integrated dishwasher, cupboard housing the boiler, doors to understairs storage cupboard, square arch into the lounge.

Lounge

11' 1" x 9' 10" (3.38m x 3.00m)

UPVC double glazed window to the front aspect, central heating radiator, stripped wood floor boards.

Additional Room/Garden Room

9' 2" x 7' (2.79m x 2.13m)

Tiled flooring, central heating radiator, a double glazed door leading into the rear garden with windows either side, arch way through into the utility.

Utility Room

Tiled flooring, central heating radiator, UPVC double glazed window to the rear aspect, space and plumbing for washing machine, space for a additional appliance beneath the work tops, base units with rolled edge worktops, tiled splashback, one and half sink unit and drainer with mixer taps, matching wall units, doors off to downstairs cloak room.

Cloak Room

Tiled flooring, low level flush wc, a handwash basin with mixer taps, extractor fan.

Landing/Hallway

Central heating radiator, door through into bedroom one.

Bedroom One

14' 4" into recess x 13' 9" (4.37m into recess x 4.19m)

A hatch giving access to loft storage space, UPVC double glazed window to the front aspect, central heating radiator.

Bedroom Two

8' 2" max x 11' 3" (2.49m max x 3.43m)

UPVC double glazed window to the rear, central heating radiator.

Bathroom

UPVC double glazed obscured glass window, central heating radiator, pedestal hand wash basin, low level flush wc, bath with a mixer taps and with connected shower attachment, tiled splashback.

Outside

To The Front

A gated access to the front door, small paved patio area for the garden.

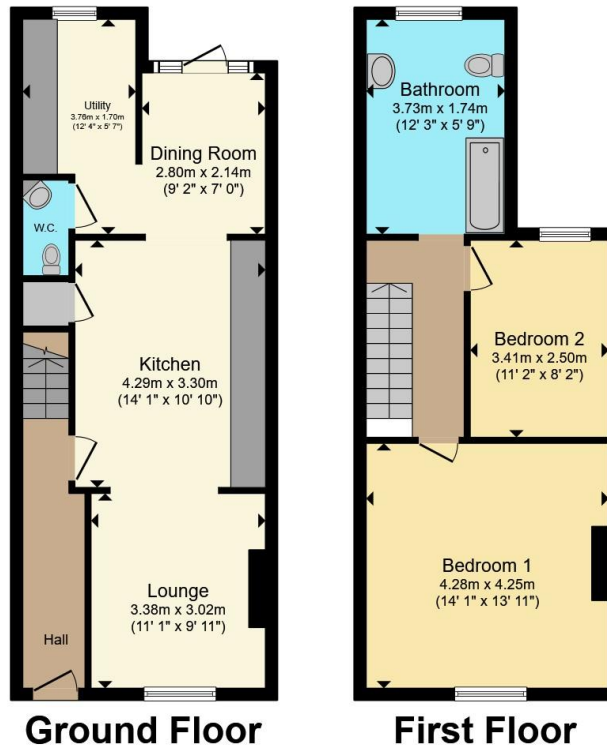
To The Rear

It is laid with lawn, patio area, steps rising to a further and out house.









Total floor area 88.5 m² (953 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



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: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KWD310909



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KWD310909 - 0003