







## Property Description

A well proportioned three bedroom end of terrace home offering flexible open plan living and a great size enclosed rear garden with additional storage and rear parking. The property provides a practical layout including lounge and dining areas, fitted kitchen and ground floor bathroom with cloakroom. Upstairs offers three bedrooms and useful storage. Located in the BS15 area, the property is conveniently positioned for local shops, schools and parks, with easy access to Kingswood High Street and good transport links into Bristol city centre.

## Entrance Hall

Door to front aspect with fuse box location, stairs rising to first floor and access to open plan lounge

and dining room and a radiator.

## Lounge

11' 11" max x 11' 10" ( 3.63m max x 3.61m )

Double glazed window to the front aspect, gas fireplace, TV point and carpet flooring and a radiator.

## Dining Room

12' 3" x 12' ( 3.73m x 3.66m )

Single glazed doors opening to the kitchen, access to bathroom and under stairs storage, carpet

flooring and a wall mounted panel heater.

## Kitchen

8' 1" x 7' ( 2.46m x 2.13m )

Double glazed window to the rear aspect and double glazed door to the rear aspect, tiled flooring, a

range of wall and base units with worktops over, electric hob with low level electric oven, stainless

steel sink, space for washing machine and freestanding fridge freezer, part tiled walls and a

radiator.

## Bathroom

13' 11" x 7' 2" ( 4.24m x 2.18m )

Double glazed obscured window to the side aspect, panelled bath, wash hand basin, towel rail, part

tiled walls and access to the downstairs cloakroom and a radiator.

## Downstairs Cloakroom

8' 3" x 4' 5" ( 2.51m x 1.35m )

Double glazed obscured window to the side aspect, WC, part tiled walls and a radiator.

## First Floor Landing

Carpeted landing with smooth ceilings, access to bedrooms one, two and three and airing cupboard.

## Bedroom One

15' 3" max x 11' 11" max ( 4.65m max x 3.63m max )

Two double glazed windows to the front

aspect allowing plenty of natural light, carpet flooring and

ample space for freestanding wardrobes and two radiators.

### Bedroom Two

12' max x 11' 11" max ( 3.66m max x 3.63m max )

Double glazed window to the rear aspect, built in storage cupboard, space for freestanding

wardrobe, carpet flooring and a radiator.

### Bedroom Three

13' 10" max x 7' 6" max ( 4.22m max x 2.29m max )

Double glazed window to the side aspect, carpet flooring and smooth ceilings and a radiator.

### Outside

To the Front

The property benefits from an enclosed front garden with pathway leading to the entrance, positioned within a residential street offering ample on street parking.

To the Rear

A generous enclosed rear garden mainly laid to gravel with patio area and access to a rear storage

room via double glazed door. The garden also benefits from rear parking and a side access lane

providing access from the front to the rear of the property.













Total floor area 99.5 m<sup>2</sup> (1,071 sq.ft.) approx

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EPC Rating: E Council Tax  
 Band: B

Tenure: Freehold

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