



40, Lavers Close, Kingswood Bristol, South
Gloucestershire, BS15 9ZG

£270,000

Anne James Estate Agents are pleased to offer for sale this mid terrace property within Kingswood. Close to the local amenities that Kingswood has to offer, this well presented property comprises of a lounge/Dining Room, kitchen and two generous bedrooms to the first floor with a bathroom and separate WC. To the outside of the property are enclosed gardens. The property is offered with No Onward Chain. Viewing recommended.

Entrance

uPVC double glazed door with half glazed window, double glazed side panel.

Entrance Hallway

Laminate flooring, single radiator, stairs to the first floor accommodation, storage cupboard, door to lounge/dining room, open to the kitchen.

Kitchen

6' 8" x 9' 11" (2.02m x 3.03m)
uPVC double glazed window to the front, range of wood effect wall and base units with rolled edge work surfaces, tiled splashbacks, stainless steel sink unit with mixer, wall mounted boiler, electric oven and gas hob with extractor over, space for washing machine and fridge freezer, tiled floor.

Lounge/Dining Room

12' 6" x 17' 8" (3.82m x 5.39m)
uPVC double glazed window to the rear, uPVC double glazed door leading to the rear, double radiator and single radiator, laminate flooring, cove ceiling, picture rail.



First Floor Landing

Two storage cupboards, access to the loft space, doors leading to the bedrooms, bathroom and WC

Bedroom One

13' 0" x 9' 7" (3.97m x 2.93m)
uPVC double glazed window to the rear, single radiator, laminate flooring, cove ceiling.

Bedroom Two

12' 11" x 7' 7" (3.94m x 2.30m)
uPVC double glazed window to the rear, single radiator, cove ceiling, laminate flooring.

Bathroom

uPVC obscure double glazed window to front, white suite comprising panel bath, wash hand basin with storage under, shower cubicle, tiled floor, part tiled walls, ladder towel radiator.

WC





uPVC double glazed obscure window to the front, white low level WC, wash hand basin, tiled floor, part tiled walls, single radiator.

Outside

Rear

Patio area, lawn area, garden shed, enclosed by wood lap fencing.

Front Garden

Path to the front door, mainly laid to lawn

Tenure To be confirmed

Council Tax Band B

EPC Rating C

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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Bristol