



### 3 Kings Square, Bristol, BS30 6HR

**£1,350**

Welcome to this immaculate terraced cottage that is now available to let. The property is quite the gem, boasting a welcoming reception room, a well-equipped kitchen, separate utility, two bedrooms, and a modern bathroom.

This charming cottage retains period features such as stripped wooden flooring, fireplace and sash windows whilst combining the convenience of modern day living.

As you step into the reception room, you'll notice the charming wood floors that add an inviting warmth to the space. The room also offers a delightful garden view, which adds a touch of serenity to the serene environment. This is an ideal spot to unwind after a long day or entertain your guests.

The house features a delightful kitchen that is sure to please the home chef. With wood countertops and an abundance of natural light, it creates an environment that's practical and functional. There is also access to a separate utility in the rear courtyard with a sink, plumbing for washing machine and WC.

There are two bedrooms, the first bedroom is a comfortable double with a decorative period style fireplace, perfect for relaxing and getting a good night's sleep. The second bedroom is a single, and is perfect as a guest room or home office.

The bathroom is well equipped with a bath with shower over, WC, wash hand basin ad a heated towel rail.

The garden is located to the front of the property and is home to an abundance of plants, trees and shrubbery creating a perfect and tranquil space to relax on a summers evening and enjoy alfresco dining. There is also a small courtyard area to the rear with access to the utility and a large storage shed.

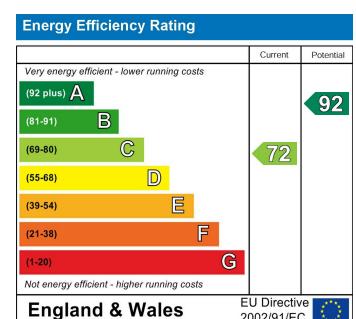
Located near public transport links and green spaces, this property provides a balance of convenience and tranquility. With its fantastic features and great location, this terraced house could just be the perfect home for you.

## Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.