



9, Woodchester, Kingswood, Bristol, South
Gloucestershire, BS15 4XB

£369,950

Anne James Estate Agents are delighted to present this attractive three-bedroom end-of-terrace home, boasting a generous enclosed south-facing rear garden. The well-presented accommodation briefly comprises a storm porch leading into a spacious entrance hallway, a comfortable lounge, and a bright and airy kitchen/dining room on the ground floor. To the first floor, the property offers three well-proportioned bedrooms and a modern family bathroom. Additional benefits include double glazing and gas central heating throughout and an attached garage. The property is ideally situated within a popular cul-de-sac in a quiet residential setting, offering convenient access to the ring road, motorway network, local schools, bus routes, and a range of nearby amenities. Early viewing is highly recommended to fully appreciate the quality and location of this excellent home.

Entrance

uPVC double glazed door with obscure glazed panel to the side, oak flooring, glass door with obscure glazed panel leading to the entrance hallway.

Entrance Hallway

Staircase leading to the first floor, oak flooring, under stairs storage cupboard, glazed door leading to the kitchen / dining room, sliding 'ranch' style door into the lounge, inset ceiling spotlights.

Kitchen/Dining Room

17' 7" x 9' 11" (5.37m x 3.01m)
uPVC french doors and window to the rear, uPVC double glazed obscure door to the side, range of wall and base units with square edge work surfaces and upstands, ceramic hob and extractor, integrated microwave, integrated oven, under stair storage cupboard, space for fridge/freezer, inset ceiling spotlights, Oak flooring,

Lounge

13' 1" x 10' 10" (4.00m x 3.30m)
uPVC double glazed window to the front, feature fireplace with wooden mantle and slate hearth, radiator, 'ranch' style sliding door.

First Floor Landing

Doors leading to all bedrooms and bathroom, access to the loft space, uPVC double glazed window to the side.

Bedroom One

11' 1" x 10' 4" (3.39m x 3.15m)
uPVC double glazed window to the front, built in wardrobe, radiator.

Bedroom Two

10' 4" x 9' 11" (3.16m x 3.03m)
uPVC double glazed window to the rear, cupboard housing 'Vaillant' wall mounted boiler, radiator.

Bedroom Three

7' 7" x 6' 7" (2.31m x 2.01m)
uPVC double glazed window to the front, radiator.





Bathroom

6' 7" x 5' 0" (2.01m x 1.52m)

uPVC double glazed obscure window to the rear, panel bath with electric shower over, vanity wash hand basin, low level WC, heated towel rail, inset ceiling spotlights.

Front Garden

Small enclosed lawned garden with driveway to the side providing off street parking.

Rear Gardens

Enclosed, private generous south facing rear garden with decked area, artificial grass, patio area, outside light.



Garage

16' 5" x 9' 10" (5.0m x 3.0m)

With up and over door and power and light supply.

Tenure

Freehold

Council Tax

Band C - South Gloucestershire Council

Tenure

Leasehold - 935 years Peppercorn rent £10 per annum

Council Tax Band

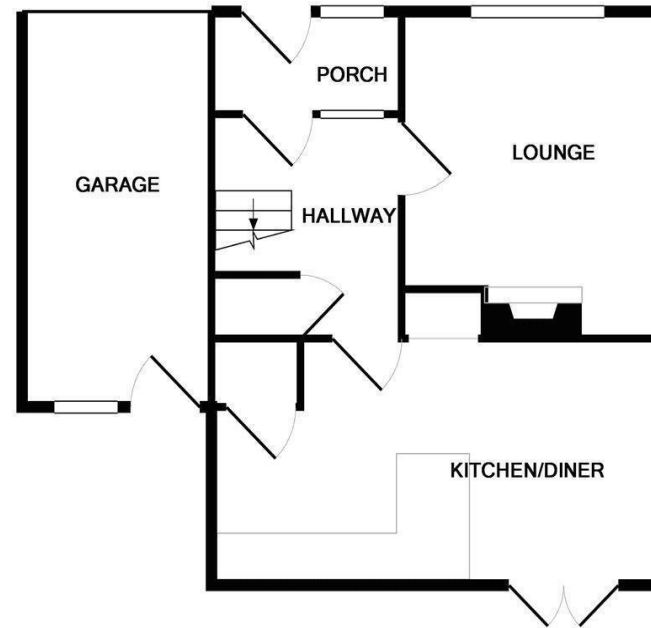
Band C



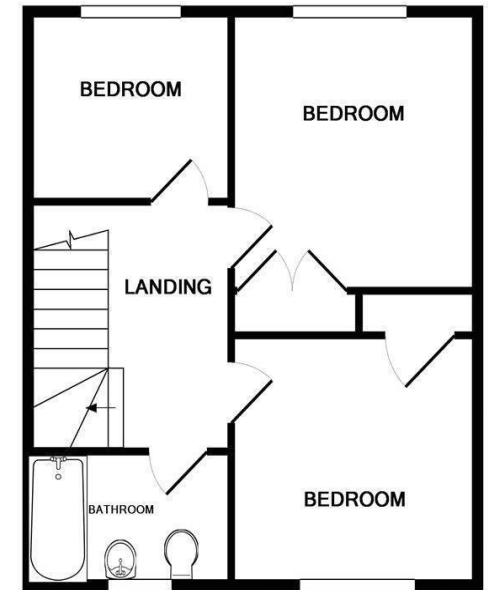
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed 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.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol