OAK ESTATE AGENTS



9 Queen Street

Kingswood, Bristol, BS15 8BA

£1,400 Per Calendar Month

2 1 2 G

PLEASE READ FIRST! DO NOT PHONE If you are interested in viewing this property please send us an alert through Rightmove / Zoopla using the Email Agent/request details option on their site. We will then respond with a brief questionnaire. On receipt, we will then contact you*** Victorian Style Terrace House*** Under Went Refurbishment, Available Now, With Accommodation Comprising Entrance Hallway, Lounge, Sitting Room And Kitchen, On The First Floor There Are Two Double Bedrooms And Bathroom, Gardens To The Rear, Benefits From A Gas Central Heating System,







Hallway
Entrance door leading to the hallway, radiator, useful storage cupboard.

Lounge 10'10" x 11'0" (3.30 x 3.35)
Double glazed window overlooking the front, radiator, power points, ceiling rose and coving.

Sitting Room 11'3" x 14'2" (3.42 x 4.32)
Radiator, power points, stairs to the first floor accommodation, opening to:

Kitchen Breakfast Room 14'4" x 9'1" (4.38 x 2.78)
Double glazed window overlooking the rear and door giving access, selection of wall and base units with work surfaces over, four ring gas hob, oven and extractor hood, wall mounted Vailant boiler which supplies the gas central heating system and domestic hot water, breakfast bar area.

Landing
Access to the loft space.

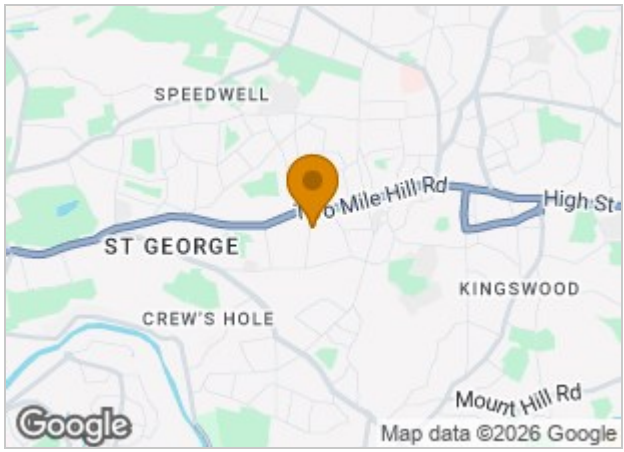
Bedroom 1 14'1" x 10'7" (4.30 x 3.23)
Double glazed window overlooking the front, radiator, power point, storage cupboard.

Bedroom 2 10'11" x 11'7" (3.33 x 3.52)
Double glazed window overlooking the rear, radiator, power points.

Bathroom 9'7" x 6'2" (2.93 x 1.87)
WC, wash hand basin, bath with mixer tap shower attachment, tiled splash backs, radiator.

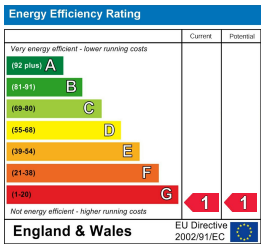
Gardens
Laid to lawn.

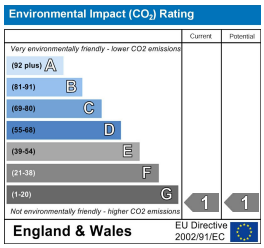
Area Map



Floor Plans

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.

31 High Street, Kingswood, Bristol, BS15 4AA
Tel: 0117 967 9102 Email: oakestateagents@googlemail.com https://www.estateagentskingswood.co.uk