



Kingscote Park, Bristol, BS5
 Approximate Area = 939 sq ft / 87.2 sq m
 For identification only - Not to scale

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Like what you see?



19 Kingscote Park, St George, Bristol, BS5 8QU
Offers In Excess Of £300,000





Council Tax Band: B | Property Tenure: Freehold

NO CHAIN! Nestled in the desirable area of Kingscote Park, St George, Bristol, this charming end terrace home presents an excellent opportunity for both families and first-time buyers. With no onward chain, you can move in with ease and start enjoying your new home right away. The property boasts a spacious lounge, perfect for relaxing or entertaining guests. The well-appointed kitchen/diner provides a delightful space for family meals and gatherings, while the conservatory offers a bright and airy spot to unwind, overlooking the garden. With three comfortable bedrooms, there is ample room for everyone to have their own space, complemented by a conveniently located bathroom. Outside, the front and rear gardens provide a lovely outdoor area for gardening and relaxing! The property is ideally situated close to local amenities, school and Troopers Hill are just a short distance away. Additionally, excellent road access to the city centre makes commuting a breeze, allowing you to enjoy the vibrant life that Bristol has to offer. Don't miss the chance to make this delightful property your own.



Entrance Porch

6' x 3'5 (1.83m x 1.04m)
Double glazed door and window to front, tiled flooring, radiator.

Lounge

17' max x 13'10 (5.18m max x 4.22m)
Double glazed window and door to front, stairs to first floor, base unit (housing gas meter, electric meter and fuse board), French doors to kitchen/diner, under stairs storage cupboard with light, gas fire with surround.

Kitchen/Diner

17' x 9'7 (5.18m x 2.92m)
Double glazed window to rear, double glazed patio door to conservatory, radiator, tiled flooring, wall and base units with worktops over, one and a half bowl sink and drainer, integrated fridge, double oven, electric hob and cooker hood, space for washing machine, integrated dishwasher, under unit lighting.

Conservatory

10'10 x 8'8 (3.30m x 2.64m)
Double glazed door to side, double glazed windows to side and rear, tiled flooring, radiator.

First Floor Landing

Loft access (drop down ladder, boarded and light).

Bedroom One

12'9 x 10'3 max (3.89m x 3.12m max)
Double glazed window to front, radiator, fitted wardrobes with sliding doors and one wardrobe housing gas combination boiler.

Bedroom Two

10'10 x 10'5 max (3.30m x 3.18m max)
Double glazed window to rear, radiator, fitted wardrobe with sliding doors.

Bedroom Three

7'10 x 6'4 (2.39m x 1.93m)
Double glazed window to front, over stairs wardrobe with sliding door, radiator.

Bathroom

6'8 x 6'3 (2.03m x 1.91m)
Double glazed window to rear, bathroom storage, heated towel rail, tiled flooring, tiled walls, W.C. wash hand basin, enclosed bath with shower over.

Front Garden

Grated path to front door, tiered garden laid to gravel, plants and shrubs, outside light.

Rear Garden

Enclosed rear garden, outside tap, gated side access, outside power, patio areas, shrubs and trees, shed, greenhouse.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

