

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Soundwell Road

Kingswood, Bristol, BS15 1JU

£210,000



Council Tax: B



# 452 Soundwell Road

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£210,000



## DESCRIPTION

Hunters are pleased to offer for sale with no onward chain this Victorian middle terrace home located within a popular location, within easy reach of Kingswood High street and shops. The property does require some refurbishment but offers fantastic potential for a a first time buyer willing to do some remedial work or an investor.

The accommodation comprises in brief, to the ground floor: lounge, dining room, fitted kitchen and bathroom with over bath shower. To the first floor can be found two double bedrooms.

The property further benefits from having double glazing and gas central heating, front garden and a good sized rear garden.

## ENTRANCE PORCH

Entry via a Composite opaque glazed door, quarry tiled floor, opaque UPVC double glazed window to front, hardwood glazed door to lounge.

## LOUNGE

13'8" x 11'10" (4.17m x 3.61m)  
UPVC double glazed window to front, coved/cornice ceiling, ceiling rose, oak effect laminate flooring, double radiator, electric flame effect fireplace, double doors leading through to dining room.

## DINING ROOM

10'8" x 12'3" (3.25m x 3.73m)  
Coved ceiling, oak effect laminate flooring, double radiator, built in storage cupboard, stairs rising to first floor accommodation, UPVC double glazed door with matching side window panel leading out to rear garden, doorway leading through to kitchen.

## KITCHEN

6'0" x 10'2" (1.83m x 3.10m)  
UPVC double glazed window to side, range of fitted wall and base units, laminate work top, tiled splash backs, single stainless steel sink bowl unit mixer tap, space for cooker (electric cooker point), space for washing machine and fridge freezer, door leading through to lobby.

## LOBBY

Loft hatch, door leading through to bathroom

## BATHROOM

Opaque glazed window to side, panelled bath with tap/shower mixer tap over, pedestal wash hand basin, close coupled WC, tiled walls, double radiator.

## FIRST FLOOR ACCOMMODATION:

## LANDING

Doors leading to bedrooms.

## BEDROOM ONE

13'8" x 11'11" (4.17m x 3.63m)  
UPVC double glazed window to front, coved ceiling, oak effect laminate flooring, radiator.

## BEDROOM TWO

10'8" x 12'6" (3.25m x 3.81m)  
UPVC double glazed window to rear, loft hatch, radiator, wall mounted Worcester combination boiler.

## OUTSIDE:

## REAR GARDEN

Pathway to brick paving with stone chippings border leading to patio seating area, leading to a good size space, enclosed by boundary fencing.

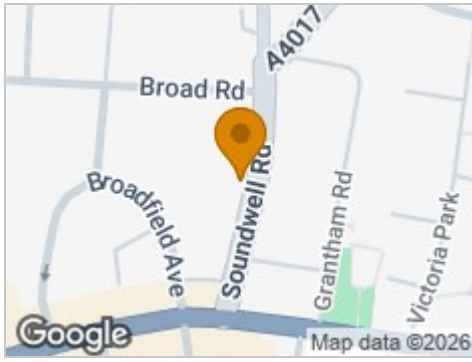
Tel: 0117 956 1234

## FRONT GARDEN

Laid to stone chippings, pathway to entrance, enclosed by boundary wall.



## Road Map



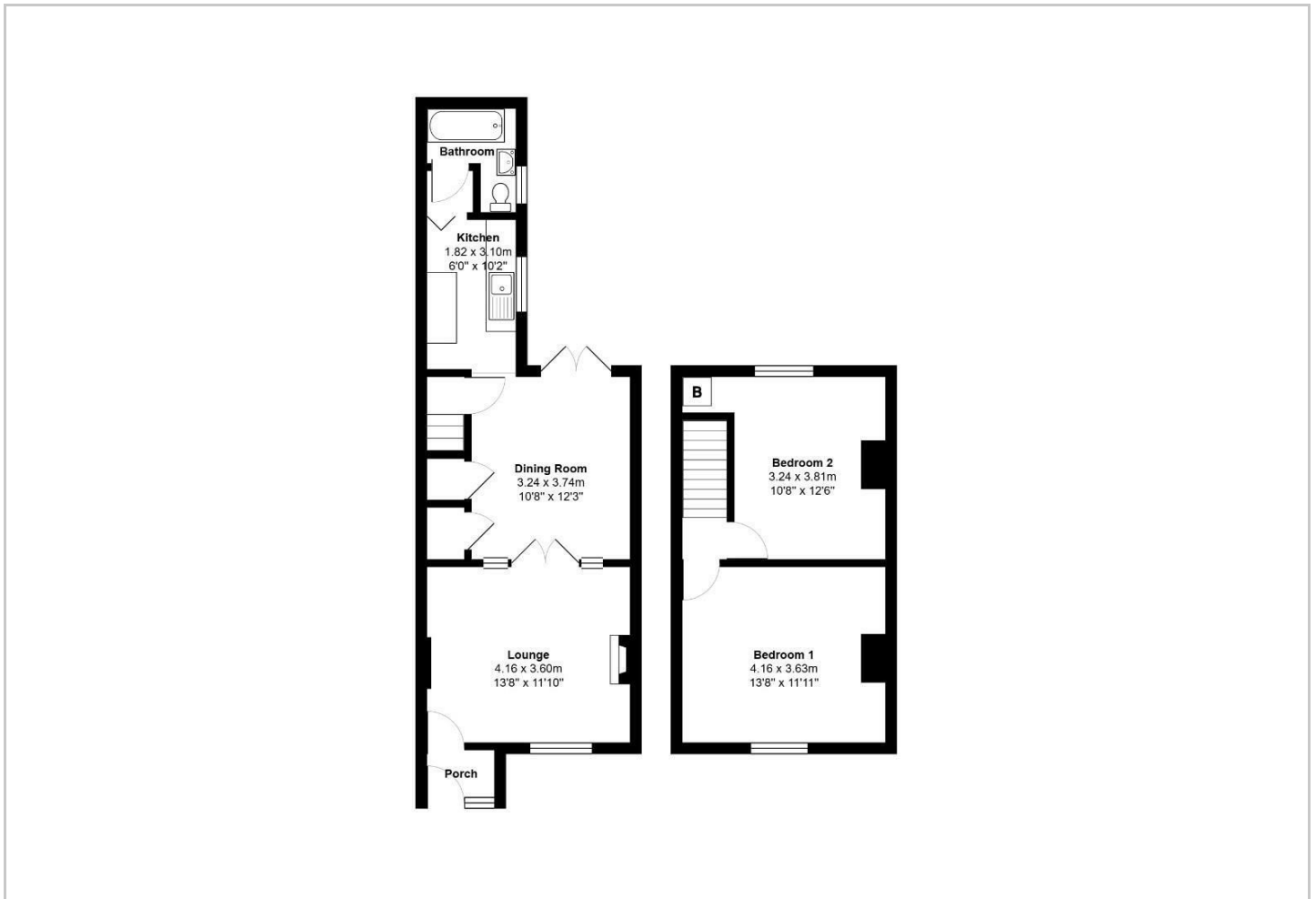
## Hybrid Map



## Terrain Map



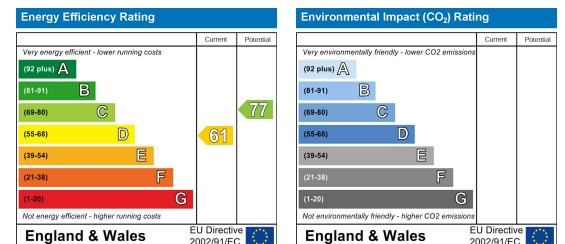
## Floor Plan



## Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.