



28, Champion Road, Kingswood, Bristol,
South Gloucestershire, BS15 4SU

£339,950

Anne James Estate Agents are delighted to offer this attractive three bedroom semi detached family home which in this ever-popular location. Located within easy reach of local schools, shops and amenities with excellent links to local ring roads and motorway connections. The property has a traditional layout with hallway lounge through to the dining room and a kitchen, upstairs the home benefits from two double bedrooms, a generous single bedroom and a modern family bathroom. Externally the home offers a generous, private rear garden which has artificial grass and a raised decked area, a garage and off street parking for two cars to the front of the property. Further benefits include Upvc double glazing and gas central heating (boiler installed 2022). Sure to be of much interest, early viewing is highly recommended.

Entrance Porch

The entrance to the property is via an arched porchway which leads to the entrance door.

Entrance

Upvc obscure double glazed door with matching side windows to the hallway.

Entrance Hallway

Staircase to the first floor, double radiator, cupboard housing utility meters, door to the lounge.

Lounge

14' 3" x 11' 4" (4.34m x 3.46m)

Upvc double glazed bay window to the front, double radiator, feature fireplace with electric fire, TV point, opening into the dining room.

Dining Room

11' 2" x 9' 10" (3.41m x 3.00m)

Upvc double glazed French doors to the rear, double radiator.

Kitchen

11' 2" x 7' 5" (3.40m x 2.27m)

Upvc double glazed window to the front, Upvc double glazed obscure door and window to the side, range of wall and base units with rolled edge work surfaces, stainless steel sink unit with mixer tap, double radiator, wall mounted gas boiler, space for a slimline dishwasher, space for a washing machine, space for a fridge/freezer, door to pantry cupboard.

First Floor Landing

Upvc double glazed window to the side, loft hatch to a fully insulated, part boarded with a light and ladder, doors to bedrooms and bathroom.

Bedroom One

14' 0" into the bay x 10' 0" (4.27m x 3.04m)

Upvc double glazed bay window to the front, double radiator, fitted wardrobes.

Bedroom Two

11' 2" x 9' 9" (3.41m x 2.98m)

Upvc double glazed window to the rear, double radiator.





Bedroom Three

7' 9" x 7' 5" (2.35m x 2.26m)

Upvc double glazed window to the front, double radiator.



Family Bathroom

7' 8" x 5' 7" (2.33m x 1.70m)

Two Upvc double glazed windows to the rear, low level WC, 'P' shaped bath with mains shower and glass screen, pedestal wash hand basin, heated towel rail, part tiled walls, laminate tile effect flooring.



Off Street Parking

There is off street parking to the front of the property, there is a shared driveway leading to a single garage.

Rear garden

The generous, enclosed and private rear garden has been laid with artificial grass, there is a shingle area and a raised decked area perfect for entertaining or BBQ'S.



Garage

There is a single detached garage with double doors located at the end of a shared driveway.



Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

Council Tax Band C

FLOORPLAN AND EPC TO BE ADDED WHEN
AVAILABLE

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details 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.

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