



9, Courtney Way, Kingswood Bristol, South  
Gloucestershire, BS15 9RX

£316,000

NO ONWARD CHAIN! Looking to move quickly, look no further than this three bedroom semi detached home located in this popular Kingswood location! The property which is in need of some updating briefly comprises of an entrance hall, a spacious lounge with bay window and feature fireplace and laminate flooring. a modern kitchen, a dining/family room, a cloakroom and a wet room to the ground floor. To the first floor can be found three generous bedrooms the principal bedroom with an En suite WC. The large rear garden is low maintenance and mainly laid to patio with an area of shrubs, the front garden is enclosed by a low boundary wall with a gated access to a pathway leading to the front of the property. A great home to get you onto the property ladder. Further benefits include gas central heating and a large rear garden. Located close to local amenities, bus routes and local schools, Kingswood and Longwell Green Shopping centres and bus routes to Bristol and Bath, early viewing of this fine property is highly recommended.



### Entrance

The entrance to the property is through a Upvc double glazed obscure door to the entrance hallway.

### Entrance Hallway

Two Obscure windows to the side, staircase to the first floor, radiator, dado rail, laminate flooring, under stair storage cupboard, doors into the cloakroom, wet room and lounge.

### Cloakroom

Obscure window to the side, Low level WC.

### Wet Room

6' 11" x 5' 9" (2.12m x 1.76m)  
Upvc double glazed obscure window to the side, extractor fan, fully tiled walls, electric shower, wall hung wash, radiator.

### Lounge

15' 6" x 12' 11" (4.72m x 3.93m)  
Bay window to the front, laminate flooring, feature fireplace, coving, dado rail, TV point.



### Kitchen

12' 9" x 7' 4" (3.89m x 2.24m)

Window to the rear, range of wall and base units, square edge works surfaces, stainless steel 1.5 bowl sink unit with mixer tap, space for a washing machine, space for an electric cooker, stainless steel, cooker hood, stainless steel splashback, inset spotlights, space for a fridge/freezer, obscure glazed door to the dining room/playroom.

### Dining Room/Family Room

11' 11" x 11' 8" (3.64m x 3.56m)

Two Upvc double glazed windows to rear, window to the side, tiled flooring, Upvc double door to the rear, double radiator.

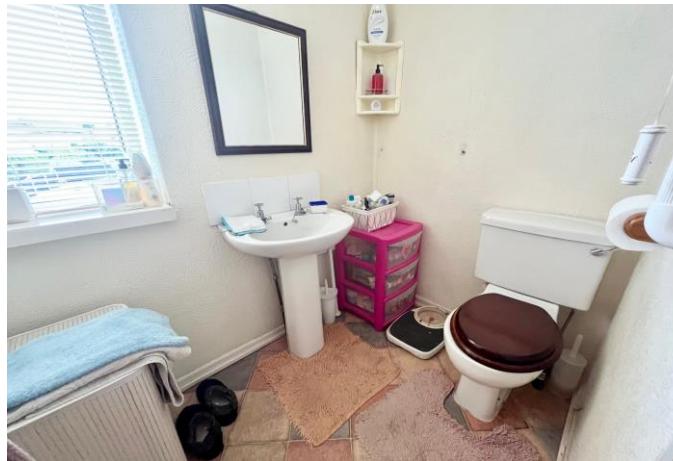
### First Floor Landing

Doors to all bedrooms.

### Bedroom One

13' 2" to wardrobes x 9' 11" max (4.01m x 3.03m)  
Window to the front, radiator, laminate flooring, range of fitted wardrobes, dado rail, door into En Suite WC.





### En Suite

5' 11" x 4' 4" (1.80m x 1.32m)

Window to the front, pedestal wash hand basin, Low level WC, tiled splashback.

### Bedroom Two

11' 2" x 10' 6" (3.41m x 3.21m)

Window to the rear, radiator, cupboard housing, Vaillant boiler. storage cupboard.

### Bedroom Three

8' 9" x 8' 0" (2.66m x 2.45m)

Window to the rear, radiator, storage cupboard, laminate flooring.

### Front

The front of the property is enclosed by a low boundary wall with gated access to a pathway to the front door. There is gated access to the side of the property which leads to the rear garden.

### Rear Garden

The rear garden is enclosed and of a good size, it is mainly laid to patio with two outhouses, patio, gazebo, outside tap.

### Tenure

Freehold

### Local Authority

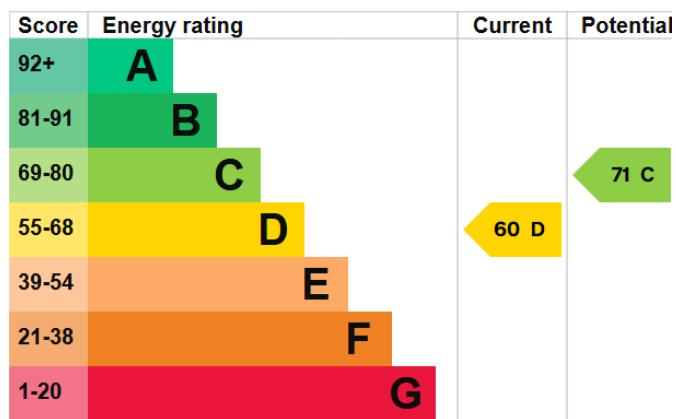
South Gloucestershire

### Council Tax Band

Band



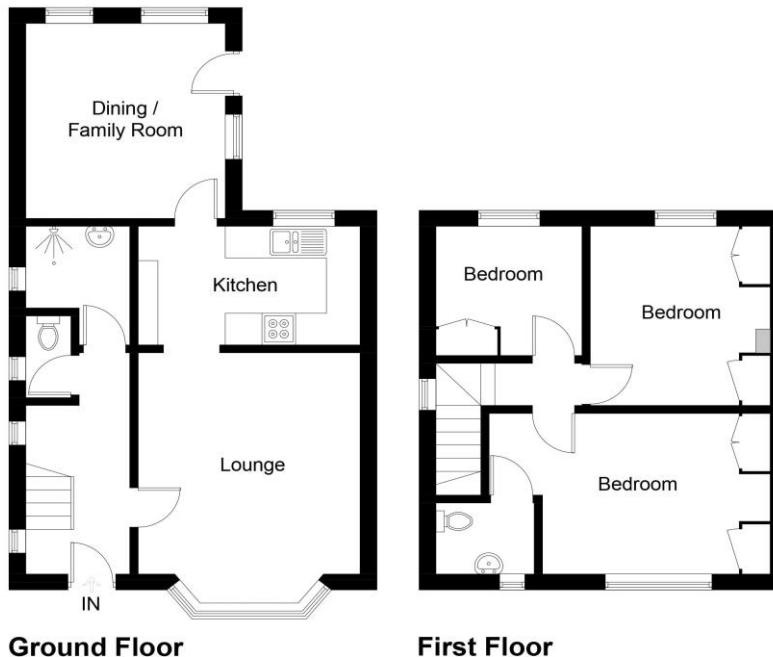
[See how to improve this property's energy efficiency.](#)



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

## 9 Courtney Way

Approximate Gross Internal Area = 93.7 sq m / 1008 sq ft



For illustrative purposes only. Not to scale. ID1252404  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are  
approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision

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.

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Bristol