



Connells

Primrose Lane
Bristol



Property Description

A three bedroom Victorian house located in the popular area of Kingswood within close proximity of amenities. Kingswood has an array of shops, supermarkets, a variety of eateries, pubs, schools, doctors and dentists as well as frequent bus services into the city centre. Would ideally suit first time buyers and has the added benefit of being sold with NO ONWARD CHAIN

Entrance Hall

A front door leading into an entrance hall, a further door leading into a lounge.

Lounge

13' 10" x 10' (4.22m x 3.05m)

UPVC double glazed window to the front aspect, central heating radiator, stairs rising to the first floor, open access to the dining room, carpet flooring.

Dining Room

13' 10" x 10' 9" (4.22m x 3.28m)

Open access through hallway leading to the bathroom, central heating radiator, door off to the kitchen, carpet flooring.

Kitchen

12' 7" x 10' 5" (3.84m x 3.17m)

Central heating radiator, a range of base units and drawers with rolled edge worktops over and matching wall units, integrated grill and

oven with inset of four rings electric hob, splashback with extractor hood above, a single bowl stainless steel sink and drainer unit, Integrated fridge freezer, Integrated washing machine, Integrated dishwasher, Integrated microwave, Worcester boiler, laminate flooring, UPVC double glazed double doors leading out to the rear garden.

Bathroom

UPVC double glazed obscured glass window, bathtub with mixer taps, shower screen and main showers over, vanity hand wash basin, low level flush WC, extractor fan, chrome heater towel radiator, fully tiled around.

First Floor Landing

Central heating radiator, a hatch giving access to the loft storage space, doors off to the principle rooms.

Bedroom One

14' 3" x 10' 3" (4.34m x 3.12m)

UPVC double glazed window to the front aspect, central heating radiator, carpet flooring.

Bedroom Two

11' 2" x 8' 8" (3.40m x 2.64m)

UPVC double glazed window, central heating radiator, carpet flooring.

Bedroom Three

7' 10" x 7' 5" (2.39m x 2.26m)

UPVC double glazed window, central heating radiator, carpet flooring.

Outside

Rear Garden

It is fully paved, enclosed with fencing and walls.

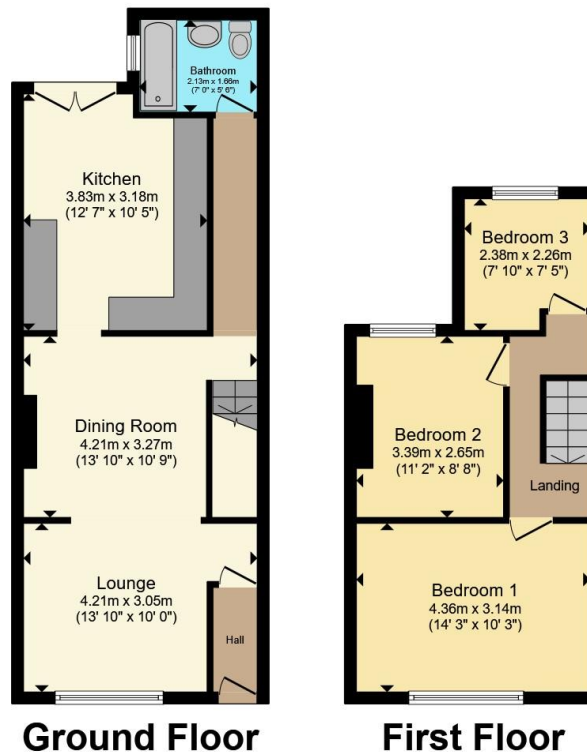
Agent's Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.









Total floor area 80.8 m² (869 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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Unit 4 The Shield Retail Centre Link Road Filton
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EPC Rating: D Council Tax
 Band: Deleted

Tenure: Freehold

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