



**Connells**

Yew Tree Drive  
Bristol



## Property Description

This well presented three bedroom house would make an ideal first time buyer home and is located in the popular area of Kingswood. Conveniently located within easy access to all local amenities and shops and is situated close to the A420 providing access to both Bristol and Bath. Having the added benefit of being sold with NO ONWARD CHAIN an internal viewing is essential to avoid disappointment.

## Entrance/Hallway

A double glazed obscured glass front door leading into the front porch, tiled flooring, a box housing the gas meter, a further door with glass windows on either sides and above leading into the entrance hallway, central heating radiator, stairs rising up to the first floor, cove ceiling, doors through the lounge.

## Lounge

13' 5" max x 12' max ( 4.09m max x 3.66m max )

Cove ceiling, a UPVC double glazed window to the front aspect, central heating radiator, tv point.

## Kitchen

14' max x 7' ( 4.27m max x 2.13m )

Cove ceiling, a UPVC double glazed window to the rear aspect overlooking the rear garden, a UPVC double glazed door leading out to the rear garden, central heating radiator, a range of base units and drawers with rolled edge worktops over with tiled

splashback, matching wall units, space and plumbing for washing machine, space for cooker with extractor fan above, a stainless steel single bowl sink unit and drainer with a mixer tap, space for fridge/freezer, wall mounted boiler.

## Dining Room

Cove ceiling, a central heating radiator, UPVC french doors leading out to the rear garden.

## First Floor Landing

A hatch giving access to the loft storage.

## Bathroom

A UPVC double glazed glass window, cove ceiling, central heating radiator, low level flush wc, pedestal hand wash basin, panelled bath with a mixer tap and connected shower attachment, fully tiled around.

## Bedroom One

13' 7" max x 8' 4" max-to the front of wardrobe ( 4.14m max x 2.54m max-to the front of wardrobe )

A UPVC double glazed window to the front aspect, wall to wall fitted wardrobes comprising the hanging rails and built in shelving.

## Bedroom Two

11' 1" x 8' 3" To front of wardrobe ( 3.38m x 2.51m To front of wardrobe )

A UPVC double glazed window to the rear aspect, central heating radiator, fitted wardrobes with sliding doors.

### Bedroom Three

8' 11" max x 7' 8" max ( 2.72m max x 2.34m max )

A UPVC double glazed window to the front aspect, central heating radiator, fitted double wardrobe with hanging rails and shelves above.

### Outside

To The Front

There is laided lawn with gaited path leading to the front door.

To The Rear

It is partly paved and rest of the garden is lawn enclosed with fencing.

### Garage

18' 1" x 10' 10" max ( 5.51m x 3.30m max )

There is a detached garage at the rear with curtousy door.

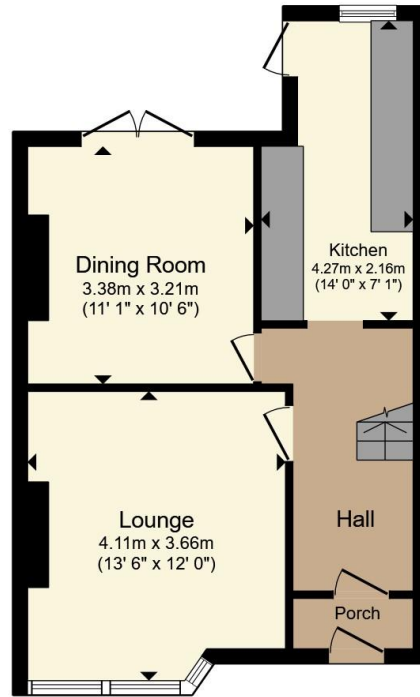
### Agent's Note

The Property has recently had a new re-wiring throughout.

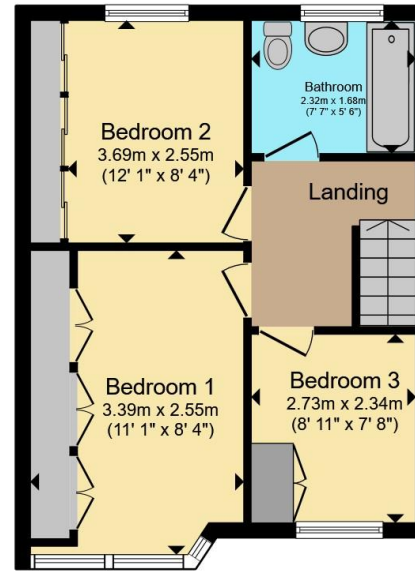








**Ground Floor**



**First Floor**

Total floor area 83.2 m<sup>2</sup> (895 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](http://www.propertybox.io)



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1 Regent Street Kingswood  
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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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