



46 Butts Green
Kingswood, WA5 7XU

Offers In The Region Of
£264,000

SEMI Detached House, Three BEDROOMS, GARAGE To Rear, En-suite, MODERN Kitchen, Open Plan DOWNSTAIRS, VACANT Possession, Not Directly OVERLOOKED To The Rear, Suntrap REAR Garden, LEASEHOLD TITLE 999 Years.

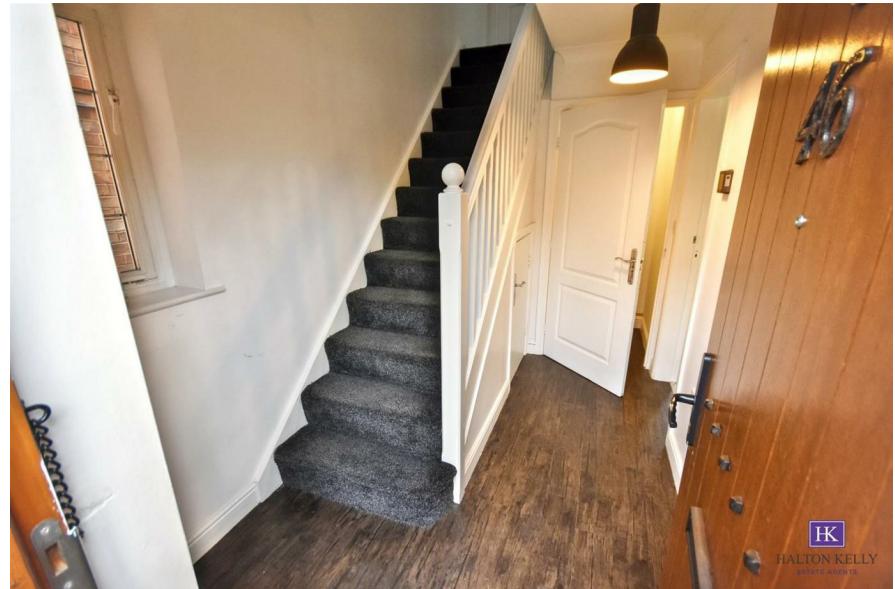
This delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space upstairs. The layout includes a welcoming reception room, perfect for relaxing or entertaining guests, and two modern bathrooms that provide ample facilities for daily living.

The house is situated in a peaceful neighbourhood, making it an excellent choice for those who appreciate a tranquil environment while still being close to local amenities. The surrounding area boasts a variety of shops, schools, and parks, ensuring that all your needs are within easy reach.

This property presents a wonderful opportunity for anyone looking to settle in a friendly community. Do not miss the chance to view this lovely semi-detached house in Kingswood boasting no onward chain.

ENTRANCE HALL

Under stairs half storage cupboard and access to stair well.



GROUND FLOOR W.C.

Two piece suite.



OPEN PLAN KITCHEN/LOUNGE

KITCHEN

14' x 8'8 (4.27m x 2.64m)

Fitted with wall and base units, base units with foot lighting, single electric oven, four ring induction hob with overhead extractor, 1.5 bowl drainer, plumbing for washing machine, integral fridge/freezer and breakfast bar.

**LOUNGE**

15'8 x 10'10 (4.78m x 3.30m)

Double opening doors to rear garden.

**FIRST FLOOR LANDING**

15'6 x 6'4 (4.72m x 1.93m)

Boiler cupboard.



BEDROOM TWO

11'8 x 8'10 (3.56m x 2.69m)

Double bedroom with free standing robes and drawers (separately negotiable).

**BEDROOM THREE**

12'4 x 8'2 (3.76m x 2.49m)

Double bedroom and free standing robes (separately negotiable).

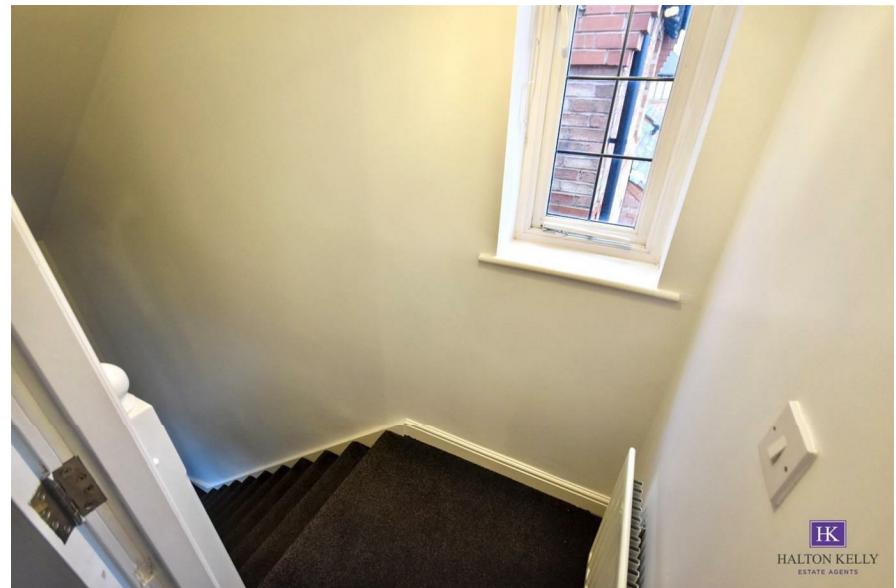
**BATHROOM**

8'9 x 7'2 (2.67m x 2.18m)

Three piece suite with shower over bath.



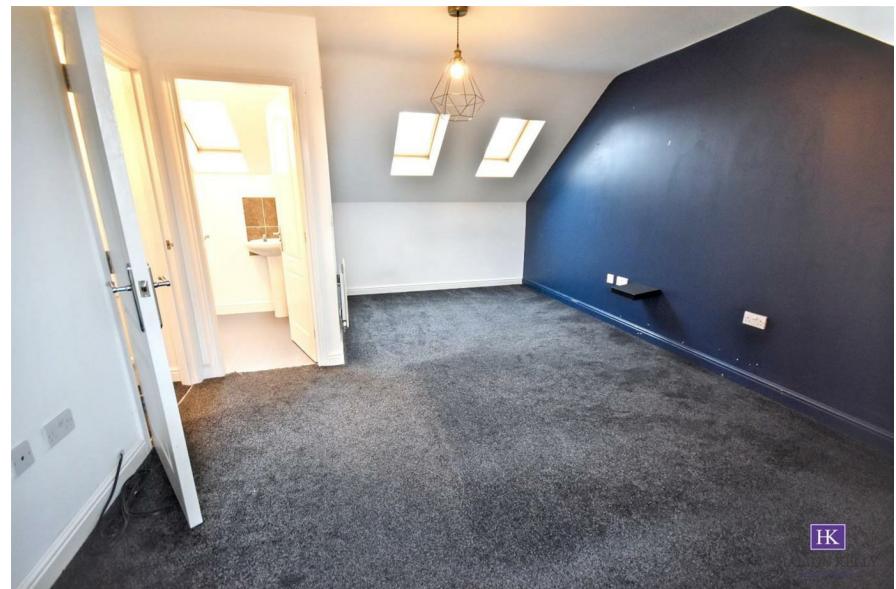
SECOND STAIR WELL TO MASTER BEDROOM



MASTER BEDROOM

17'6 x 12' (5.33m x 3.66m)

Maximum measurements. Dual aspect with two Velux style windows.



EN SUITE

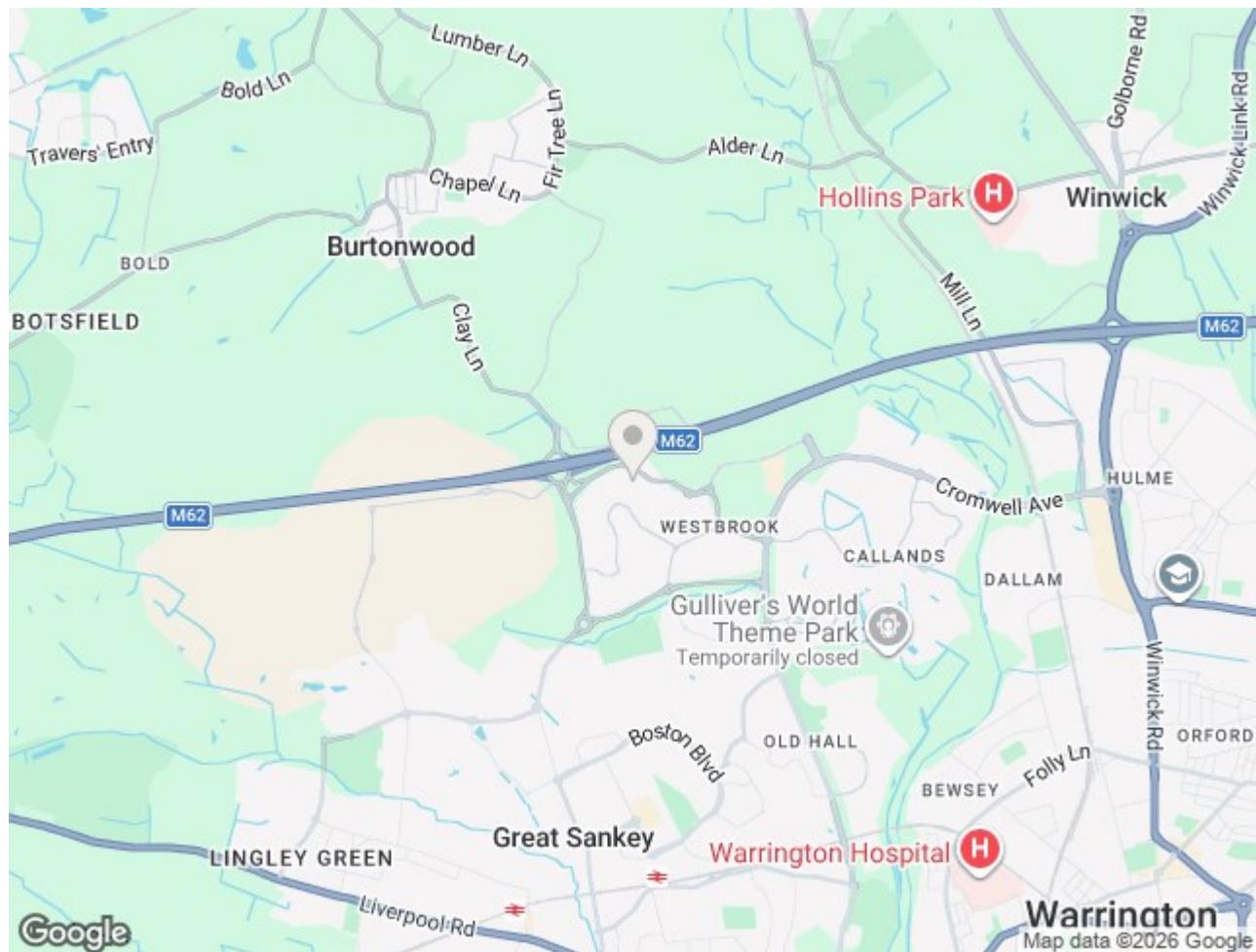
Three piece shower suite



GARDEN

Well fenced, sun trap garden, mainly to lawn with patio area and side gate. Not directly overlooked.

**GARDEN PATIO AREA****SIDE OF PROPERTY****GARAGE/PARKING AREA****GARAGE AND PARKING**

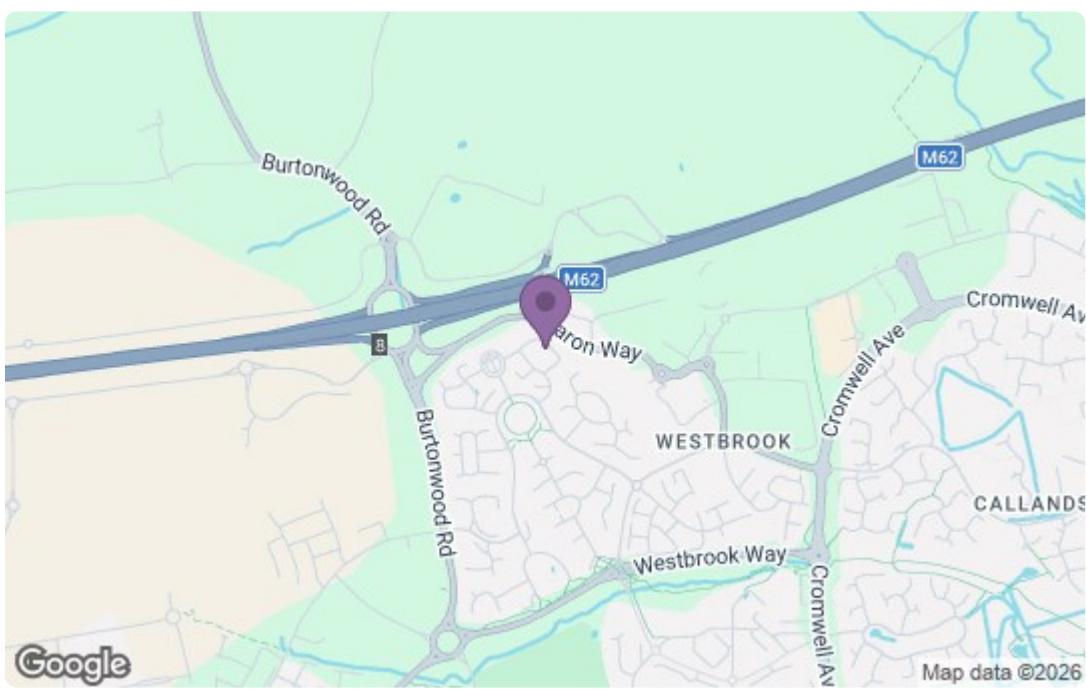


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(55-68) D		
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(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.