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HERE TO GET *you* THERE

Flat A, 119 Two Mile Hill Road, Kingswood, Bristol, BS15 1BH

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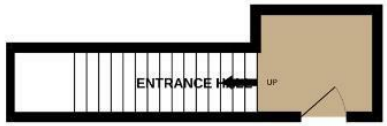
£189,000

THREE BEDROOMS OR TWO RECEPTIONS!! No Service Charge or Ground Rent - This Chain Free Self Contained Maisonette is a perfect investment for the first time buyer who wants space with a small budget or the investor looking to rent out. Boasting off street parking and sitting on a road between St George & Kingswood providing all local amenities and transport links. The space inside this home is unexpected with a large front lounge that could be a bedroom. The central sitting dining room opens onto the kitchen, utility lobby and bathroom, The first floor offers two vast double bedrooms in the roof. All this is complemented by recent roof and render repairs. The combination boiler for gas central heating, appliances, fitted blinds to double glazed windows and quality carpet!

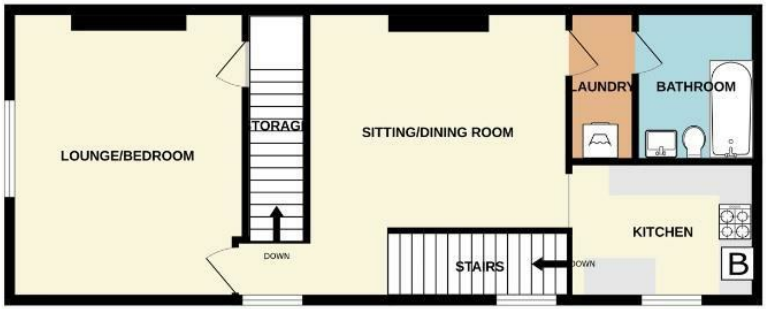
- Chain Free Maisonette
- 77 square metres of Space over 2 Floors
- Self Contained with Entrance Lobby
- No Service Charge or Ground Rent
- Two/Three Bedrooms
- Open Plan Sitting/Dining into Kitchen
- Two Huge Double Bedrooms
- Large Room to Front Could be Additional Reception Room
- Off Street Parking
- High Street Handy Location

Hunters Easton 72 St Marks Road, Easton, BS5 6JH | 0117 9522 939
easton@hunters.com | www.hunters.com

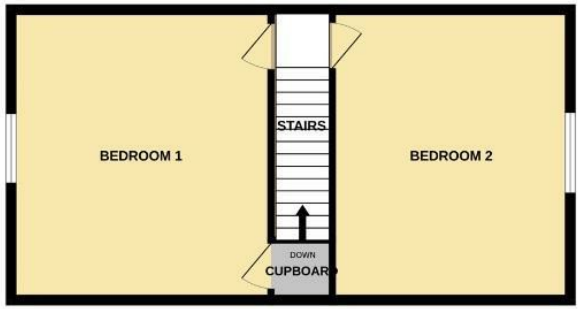
GROUND FLOOR



1ST FLOOR



2ND FLOOR



2/3 BED MAISONETTE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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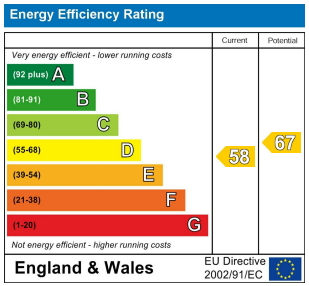
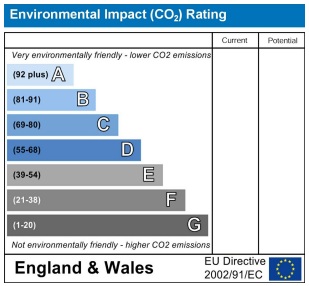




ENTRANCE
uPVC door opening into entrance lobby with space for bike, shoes and hooks for coats, stairs to first floor with banister opening into

SITTING/DINING ROOM
12'8" x 10'8"
Double glazed window to side, wall mounted fuse box, door into laundry/bathroom and opening into

KITCHEN
9'1" x 6'6" approx
Wall and base units with work surface over, sink and drainer with multi use mixer tap over, tiled splash backs, space for oven and fridge freezer (can stay if required), wall mounted combination boiler for heating, breakfast bar with stools, double glazed window to side with fitted blinds, vinyl flooring

UTILITY LOBBY
Shelving for laundry, power and plumbing for washing machine and tumble dryer, door into

BATHROOM
5'8" x 5'6"
Three piece white suite comprising wc, wash hand basin with vanity unit beneath, bath with mixer tap shower, waterproof wall panels, radiator

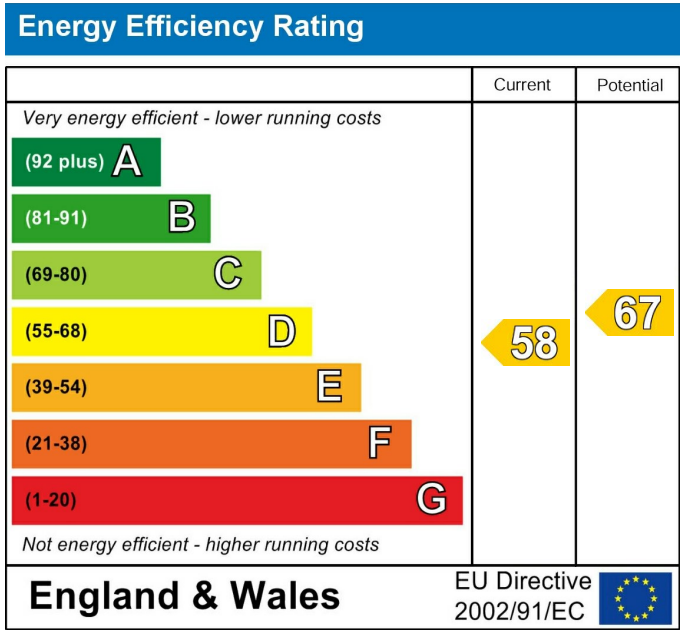
LOUNGE/BEDROOM
13'7" x 12'6"
Double glazed window to front, fitted blinds, quality carpet, large walk in storage cupboard under stairs, radiator

STAIRS
Double glazed window to side, stairs leading to first floor landing with doors to

BEDROOM ONE
13'11" x 12'7"
Double glazed window to front, fitted blinds, radiator, built in cupboard with loft hatch

BEDROOM TWO
11'4" x 10'11"
Double glazed window to rear, radiator

PARKING
Off street parking space to the rear of the building



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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Hotpoint