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The Important Bit!
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

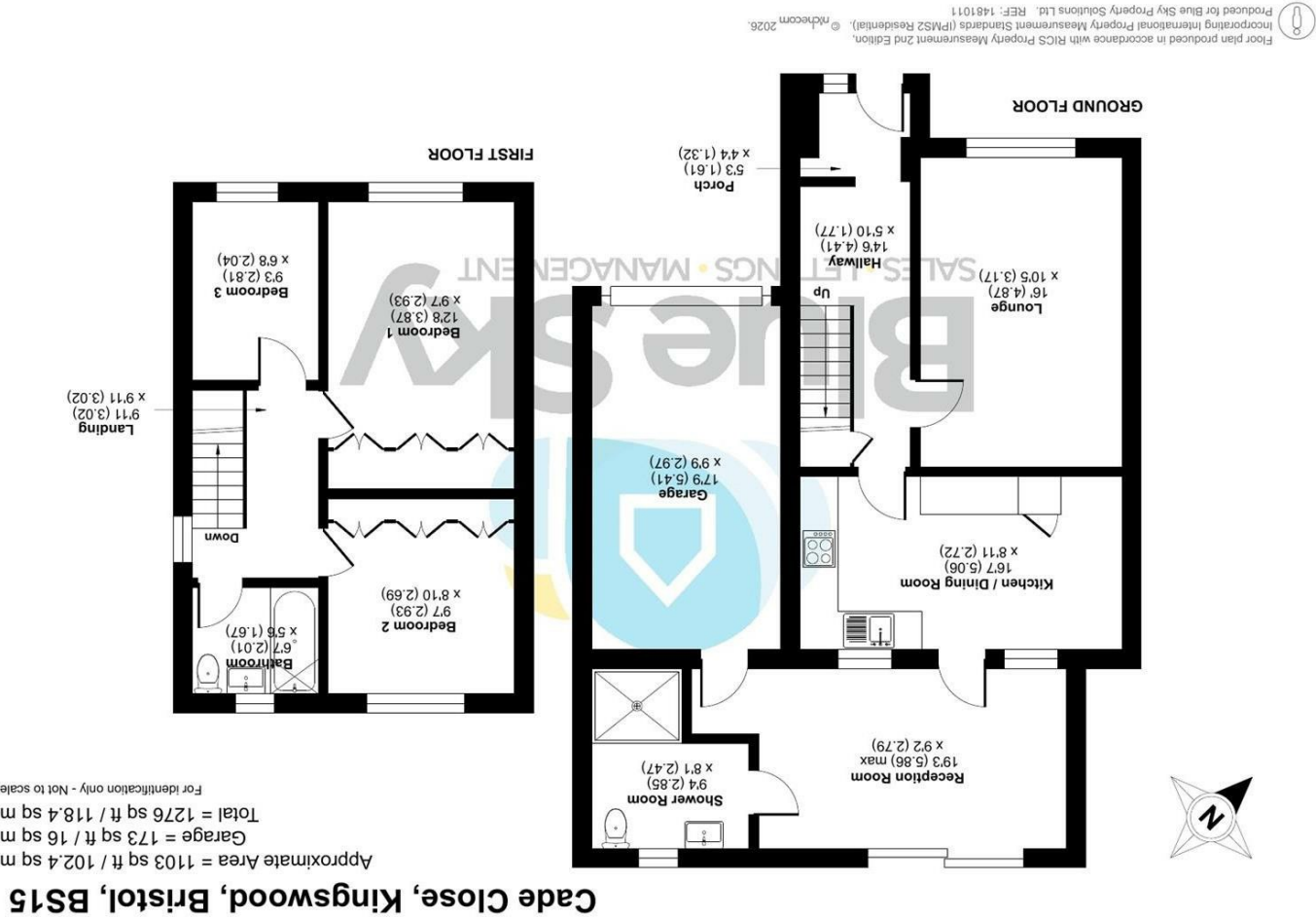
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Council Tax Band: C | Property Tenure: Freehold

BEAUTIFULLY UPDATED 3 BEDROOM SEMI-DETACHED EXTENDED HOME ON CADE CLOSE IN KINGSWOOD!! The home boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests, it has been thoughtfully extended, enhancing its living space while maintaining a warm and welcoming atmosphere. The heart of the home is undoubtedly the modern kitchen and dining room, designed to cater to both culinary enthusiasts and casual diners alike. This area is perfect for family meals or hosting friends, ensuring that every gathering is a memorable one. Convenience is key, with a downstairs shower room that adds practicality to daily living. The main bathroom features a modern three-piece suite, catering to all your bathing needs. The layout of the home is thoughtfully designed to maximise comfort and functionality. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The low maintenance enclosed rear garden is a wonderful feature, offering a private outdoor retreat for enjoying sunny days or hosting barbecues without the hassle of extensive upkeep. A single garage & driveway parking for 1 vehicle is a valuable asset in this sought-after location. The current owners have meticulously maintained the property, ensuring it is in excellent condition and ready for its new occupants to move in without delay. In summary, this semi-detached house in Kingswood presents a fantastic opportunity for those looking for a well-maintained home in a friendly neighbourhood. With its modern amenities and spacious layout, it is sure to appeal to a wide range of buyers. Contact now to organise your viewing!!



Entrance Porch

5'3 x 4'4 (1.60m x 1.32m)
Double glazed front door with obscured glazed side panels into the entrance porch.

Hallway

14'6 x 5'10 (4.42m x 1.78m)
Stairs to first floor landing, under stairs storage cupboard, fuse box.

Lounge

16' x 10'5 (4.88m x 3.18m)
Double glazed window to front, feature gas fireplace set upon a hearth with an ornate surround and mantle over, radiator, wood effect flooring.

Kitchen / Dining Room

16'7 x 8'11 (5.05m x 2.72m)
Double glazed doors and 2x double glazed windows to reception room, the kitchen consists of a range of wall & base units with work top over, stainless steel sink with mixer taps & drainer, integrated electric oven, gas hob with extractor hood above, built-in microwave, tiled flooring, tiled splash backs, underfloor heating, radiator, space for the following appliances:- American style fridge / freezer, washing machine & dishwasher.

Reception Room

19'3 x 9'2 (5.87m x 2.79m)
Obscured double glazed window and sliding patio doors to rear garden, gas combi boiler, radiator, wood effect flooring.

Shower Room

9'4 x 8'1 (2.84m x 2.46m)
Obscured double glazed window to rear, shower cubicle with rain shower and hose, vanity wash hand basin, W.C., heated towel rail, part tiled walls, tiled flooring.

First Floor Landing

9'11 x 9'11 (3.02m x 3.02m)
Double glazed window to side, loft access.

Bedroom 1

12'8 x 9'7 (3.86m x 2.92m)
Double glazed window to front, built-in wardrobes, radiator.

Bedroom 2

9'7 x 8'10 (2.92m x 2.69m)
Double glazed window to rear, built-in wardrobes, radiator.

Bedroom 3

9'3 x 6'8 (2.82m x 2.03m)
Double glazed window to front, radiator.

Bathroom

6'7x 5'6 (2.01mx 1.68m)
Obscured double glazed window to rear, panelled bath with rain shower above, vanity wash hand basin, W.C., radiator, tiled walls.

Front / Driveway

Pathway & steps leading to front door, area laid to decorative stone, low level wall enclosing, driveway parking for 1 vehicle.

Rear Garden

Landscaped low maintenance rear garden fully enclosed by boundary walls and fencing, benefitting from artificial lawn, decorative stone, patio, covered seating & BBQ areas, outside tap & lighting.

Garage

Up and over door, light and power, internal access from the reception room.

Agent Note

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

