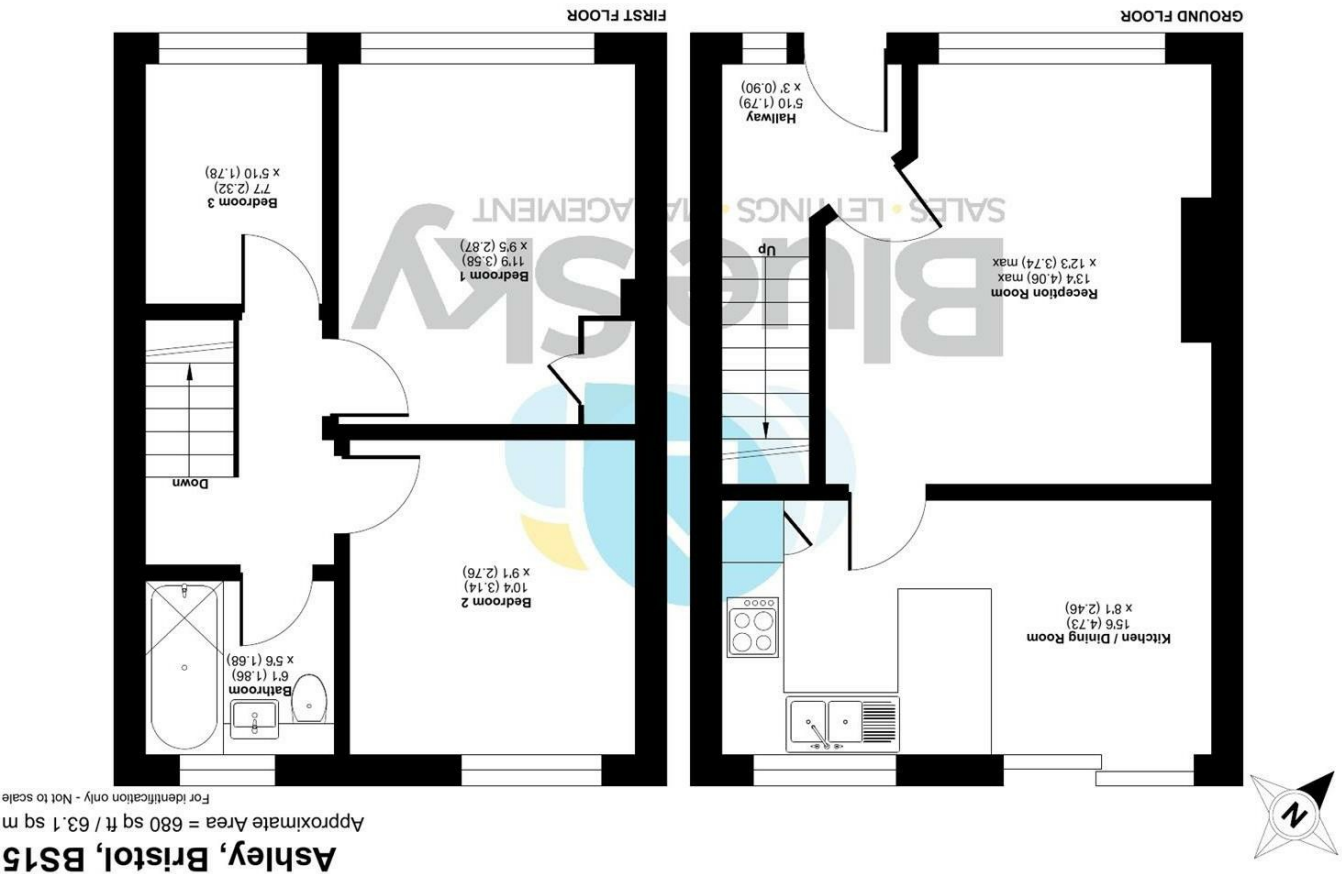




We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and 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/drain 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.

The Important Bit

Don't forget to register and stay ahead of the crowd.

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 28 Ellacombe Road, Bristol, BS30 9BA

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 T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: B | Property Tenure: Freehold

OFFERED WITH NO ONWARD CHAIN! This delightful family home has been lovingly owned since new and enjoys a cul- de-sac position! Boasting an upgraded Kitchen Dining room, and having been freshly decorated add that extra attraction. With its' commanding views, off street parking and gardens, this home is prime for families looking to make a home within ever popular Kingswood. A welcoming Lounge to the front of the property creates a relaxing and inviting space in which to relax and congregate for those family down times. The smartly fitted kitchen includes integrated appliances and makes the perfect place in which to create those culinary favourites, and to come together for dining and for celebrations. A handy breakfast bar can equably be used as a workstation space if working from home. Three good bedrooms and the family bathroom provide ample accommodation and storage space. Kingswood itself has all the family friendly amenities you could wish for, including local schools, shopping and leisure facilities. Call to arrange your appointment to view!



Entrance Hall
5'10 x 3' (1.78m x 0.91m)
Door to front with double glazed obscure panel to side, stairs rising to first floor, fuse box, door to lounge.

Lounge
13'4 max x 12'3 max (4.06m max x 3.73m max)
Double glazed window to front, telephone point, TV point, feature hearth, door from hall, door to kitchen, radiator.

Kitchen / Diner
15'6 x 8'1 (4.72m x 2.46m)
Double glazed patio door to rear and double glazed window to rear, fitted kitchen with a range of wall and base units, electric hob and oven with extractor over, one and a half bowl sink and drainer, breakfast bar, feature tiled splash backs, integrated washing machine, integrated wine cooler, integrated fridge / freezer, radiator.

First Floor Landing
Doors to all rooms, loft access.

Bedroom One
11'9 x 9'5 (3.58m x 2.87m)
Double glazed window to front, exposed floor boards, storage cupboard with shelving, telephone point, radiator.

Bedroom Two
10'4 x 9'1 (3.15m x 2.77m)
Double glazed window to rear, radiator.

Bedroom Three
7'7 x 5'10 (2.31m x 1.78m)
Double glazed window to front, radiator.

Bathroom
6'1 x 5'6 (1.85m x 1.68m)
Obscured double glazed window to rear, panelled bath with mixer tap and shower over, concertina shower screen, wash hand basin with mixer tap, set into a vanity unit, W.C., radiator.

Front Garden
Gated access, enclosed, laid to decorative stone, path to front.

Rear Garden
laid to lawn, patio area, area laid to gravel, outside tap, shed, gated rear access, giving access to off street parking.

Parking
Off street parking is accessed via a lane to the rear.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	80
England & Wales		
EU Directive 2002/91/EC		

