



Perrott Road, Bristol, BS15
 Approximate Area = 839 sq ft / 77.9 sq m
 For identification only - Not to scale

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Like what you see?



4 Perrott Road, Kingswood, Bristol, BS15 4LL

£325,000





Council Tax Band: A | Property Tenure: Freehold

NO CHAIN! Located in the popular area of Perrott Road in Kingswood, Bristol, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room provides a warm welcome, perfect for relaxation or entertaining guests. One of the standout features of this home is the impressive kitchen/diner, which is both stylish and functional. This space is ideal for family meals or social gatherings, allowing for a seamless flow between cooking and dining. The property is well presented throughout, ensuring that you can move in with ease and start enjoying your new home immediately. Parking is conveniently available for one vehicle at the front of the house, adding to the practicality of this lovely residence. The location is particularly advantageous, being close to the local school, essential amenities and the ring road, making commuting and daily errands a breeze. With no onward chain, this three-bedroom semi-detached house is ready for you to make it your own. Don't miss the chance to view this wonderful property in a sought-after area of Bristol.



Entrance Porch

4'10 x 3'0 (1.47m x 0.91m)
Double glazed door to front, double glazed window to side, open to entrance hall.

Entrance Hall

11'1 x 6'1 (3.38m x 1.85m)
Under stairs storage cupboard housing fuse board and meters, radiator, wood effect flooring, stairs to first floor accommodation.

Lounge

13'2 x 11'1 (4.01m x 3.38m)
Double glazed window to front, radiator, coved ceiling, open fireplace inset electric fire and wood mantle.

Kitchen/Diner

19'8 max x 8'5 max (5.99m max x 2.57m max)
Double glazed patio doors to rear, double glazed window to rear, tiled flooring, radiator, open fireplace with wooden mantle, spotlights, a range of wall and base units with worktops over, one and a half bowl sink and drainer built into worktop, tiled splash backs, Neff gas hob, Neff oven, Neff cooker hood, space for dishwasher, space for fridge/freezer, space and plumbing for washing machine, under unit lighting.

First Floor Landing

6'2 x 5'11 (1.88m x 1.80m)
Loft access (with drop down ladder, part boarded and light), coved ceiling.

Bedroom One

13'6 max x 11'4 max (4.11m max x 3.45m max)
Double glazed window to front, radiator, built-in wardrobe with sliding doors, built-in storage cupboard.

Bedroom Two

13'6 max x 8'8 max (4.11m max x 2.64m max)
Double glazed window to rear, radiator, airing cupboard housing gas combination boiler.

Bedroom Three

8'8 x 7'11 (2.64m x 2.41m)
Double glazed window to front, radiator, built-in bed frame.

Bathroom

7'6 x 5'6 (2.29m x 1.68m)
Double glazed window to rear, W.C. enclosed bath with shower over, shower screen, wash hand basin, heated towel rail, spotlights, extractor fan, part tiled walls, tiled flooring.

Front Garden/Parking

Hedge to side, steps down to front door, shrubs, side gate leading to a store area, additional side gate leading to rear garden, driveway parking.

Outbuilding

Door to front and double glazed window to front.

Rear Garden

Gated side access, door to outbuilding, patio area, trees, shrubs and plants, fruit trees, greenhouse, outside tap.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

