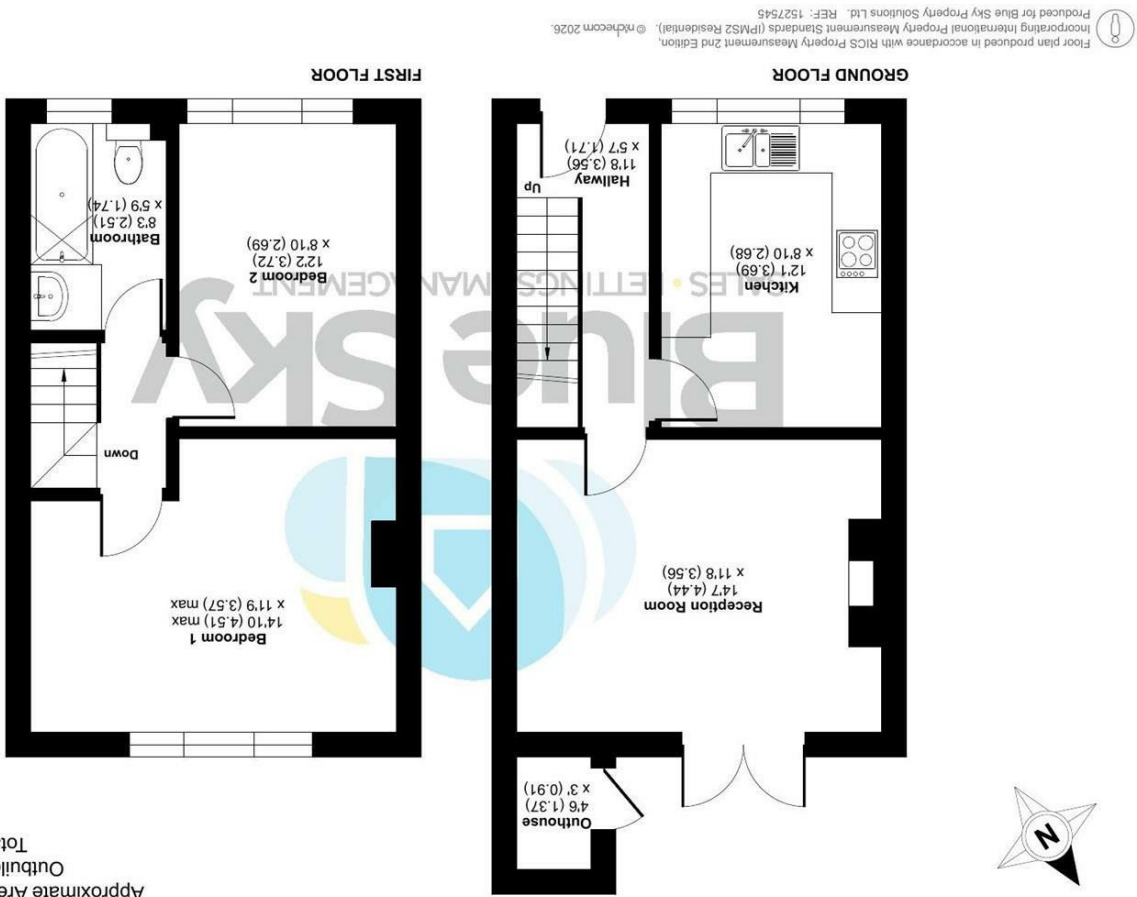




Orchard Road, Kingswood, Bristol, BS15

Approximate Area = 708 sq ft / 65.7 sq m
Outbuilding = 13 sq ft / 1.2 sq m
Total = 721 sq ft / 66.9 sq m

For identification only - Not to scale



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.

The Important Bit!

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

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info@bluesky-property.co.uk

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Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: B | Property Tenure: Freehold

Nestled in the charming area of Kingswood, Bristol, this delightful two-bedroom mid-terrace home on Orchard Road presents an excellent opportunity for first-time buyers and downsizers. The property boasts a well-designed layout, featuring a modern kitchen equipped with integrated appliances, perfect for those who enjoy cooking and entertaining. One of the standout features of this home is the underfloor heating that extends throughout the ground floor, ensuring a warm and inviting atmosphere during the colder months. The two generously sized bedrooms provide ample space for relaxation and rest, while the contemporary bathroom adds a touch of luxury. Outside, the property offers parking for one vehicle on the driveway, a convenient addition for busy lifestyles. The tiered garden at the rear is a lovely outdoor space, ideal for enjoying the fresh air or hosting gatherings with friends and family. This mid-terrace house combines modern comforts with a practical layout, making it a perfect choice for those looking to step onto the property ladder. With its appealing features and prime location, this home is sure to attract interest. Don't miss the chance to make it your own.



Entrance
uPVC obscured glazed door with glazed panel to hall.

Entrance Hall
11'8 x 5'7 (3.56m x 1.70m)
Wood effect flooring, under-floor heating, built-in under stairs cupboard.

Kitchen
12'1 x 8'10 (3.68m x 2.69m)
Tiled effect flooring, under-floor heating, uPVC double glazed window to front, wall and base unit with rolled edge work tops over, one and a half bowl sink and drainer with mixer taps, electric hob, electric oven, extractor, integrated slimline dishwasher, integrated washing machine, integrated under counter fridge , cupboard housing consumer unit and meter.

Lounge
14'7 x 11'8 (4.45m x 3.56m)
uPVC double glazed patio door to garden, wood effect flooring, under-floor heating.

First Floor Landing
Stairs from ground floor, loft hatch.

Bedroom One
14'10 max x 11'9 max (4.52m max x 3.58m max)
uPVC double glazed window to rear, radiator.

Bedroom Two
12'2 x 8'10 (3.71m x 2.69m)
uPVC double glazed window to front, radiator.

Bathroom
8'3 x 5'9 (2.51m x 1.75m)
Wall mounted mains powered stainless steel shower, vanity wash hand basin with mirror, W.C., fully tiled walls, stainless steel towel rail, bath with wood panel, obscured double glazed window to front.

Rear Garden
Tired garden over four tiered areas, pebbles, established plants, stone steps to patio area, steps to shed and rear gate, decking to top tier, built-in storage cupboard.

Front Garden/Parking
Parking for one car

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	89
(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	

