



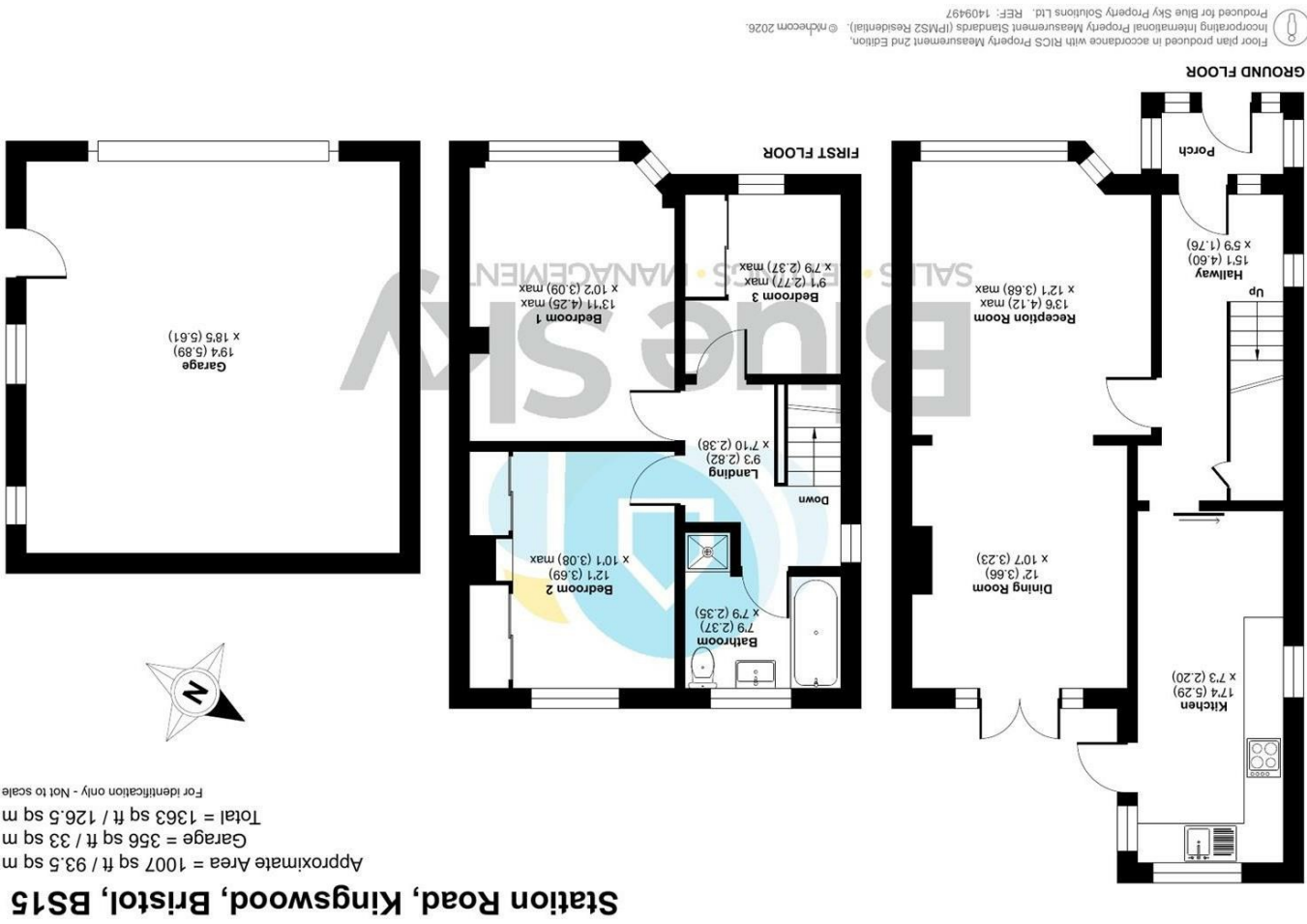
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The Important Bit!
 We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't 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/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.





Council Tax Band: C | Property Tenure: Freehold

NO CHAIN!! Located on Station Road in Kingswood, Bristol, this delightful end terrace house presents an excellent opportunity for those seeking a project to make their own. Boasting three well-proportioned bedrooms and a spacious bathroom, this property is perfect for families or individuals looking for ample living space. Upon entering, you will find two inviting reception rooms that offer versatility for both relaxation and entertaining. The generous kitchen provides a blank canvas for your culinary aspirations, allowing you to create a space that truly reflects your style. While the property is in need of some work, it offers a fantastic opportunity to add value and personalise your home. One of the standout features of this property is the parking space for up to two vehicles and garage/workshop accessible via a rear lane, providing extra storage or workspace for your hobbies. Conveniently located, this home is just a stone's throw away from local school, essential amenities and easy access to the ring road, making commuting a breeze. With no onward chain, you can move in and start your renovation journey without delay!



Entrance Porch

Double glazed door to front, double glazed windows to front and sides.

Entrance Hall

15'1" x 5'9" (4.60m x 1.75m)
Door and window to front, radiator, double glazed window to side, under stairs storage cupboards (one housing the fuse board), stairs to first floor landing.

Lounge

13'6" max x 12'1" max (4.11m max x 3.68m max)
Double glazed part bay window to front, radiator, electric fire, open to dining room.

Dining Room

12'0" x 10'7" (3.66m x 3.23m)
French doors to rear with windows either side, radiator.

Kitchen/Breakfast Room

17'4" x 7'3" (5.28m x 2.21m)
Sliding doors from hallway, two double glazed windows to side, double glazed window to rear, double glazed door to side, radiator, wall and base units, worktops, sink and drainer, tiled splash backs, space fridge/freezer, space for cooker, cooker hood, space for washing machine.

First Floor Landing

9'3" x 7'10" (2.82m x 2.39m)
Double glazed window to side, loft access (with drop down ladder, part boarded, light, hot water tank).

Bedroom One

13'11" max x 10'2" max (4.24m max x 3.10m max)
Double glazed part bay window to front, radiator.

Bedroom Two

12'1" x 10'1" max (3.68m x 3.07m max)
Double glazed window to rear, radiator, built-in wardrobes and dressing table.

Bedroom Three

9'1" max x 7'9" max (2.77m max x 2.36m max)
Double glazed window to front, radiator, built-in wardrobe with sliding doors.

Bathroom

7'9" x 7'9" (2.36m x 2.36m)
Double glazed window to rear, W.C, wash hand basin, enclosed bath, shower tray, radiator and tiled walls.

Front Garden

Gated access, steps to porch door, laid to lawn, gated side access.

Rear Garden

Patio area, shed, outside tap, oil tank, trees and shrubs, unit housing oil boiler, lawn area, pathway leading to parking and garage.

Garage/Workshop

19'4" x 18'5" (5.89m x 5.61m)
Roller door to front, power and light, door to side, two windows to side.

Parking

Parking for two cars via the access lane, double gates leading to driveway.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

