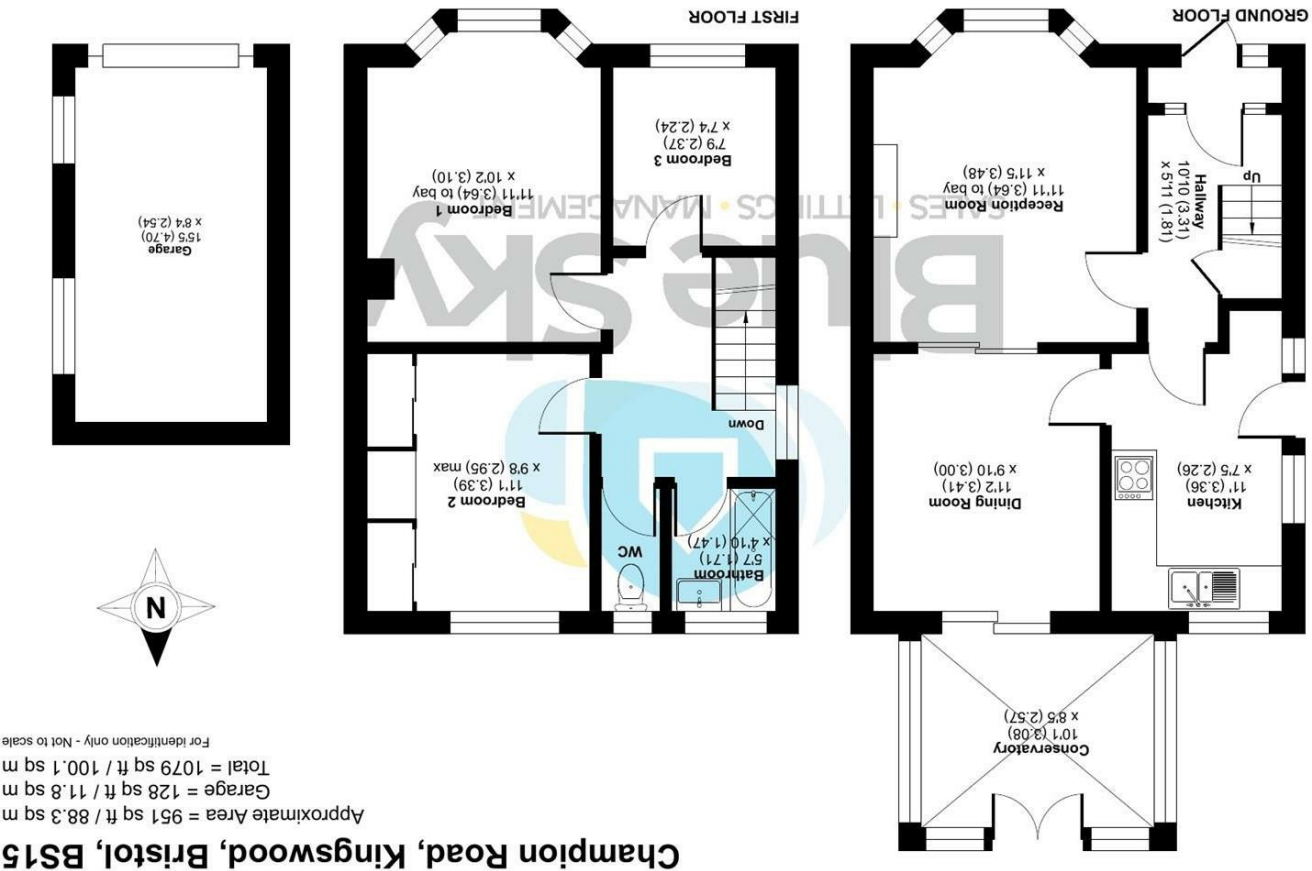




We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and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

**Like what you see?**



Council Tax Band: C | Property Tenure: Freehold

OFFERED WITH NO ONWARD CHAIN! This three bedroom, bay fronted family home has been lovingly owned since new and is a perfect opportunity for families looking to make their own mark within ever popular Kingswood area of Bristol. An inviting hallway leads to two generous reception rooms. A separate kitchen provides the perfect place in which to conjure up culinary delights. A lean to conservatory adds that extra space and gives views over the generous rear garden. Three well appointed and proportioned bedrooms along with a bathroom, plus separate W.C completes this delightful property. Outdoor space is so well catered for with an impressive size rear garden and an attractive front garden, giving that important kerb appeal. There is the added bonus of a garage which is accessed via the shared driveway. Commuters will not be disappointed with there being excellent transport links as well as close proximity to local amenities and school. We anticipate a high level of interest in this property and therefore encourage arranging your appointment to view!



Porch

Double glazed door and window to front.

Hallway

10'10" x 5'11" (3.30m x 1.80m)  
Obscure double glazed door to front, obscured glazed panels to either side of front door, stairs to first floor accommodation, under stairs storage cupboard, door to kitchen, door to lounge, radiator, base unit housing fuse board.

Kitchen

11' x 7'5" (3.35m x 2.26m)  
Double glazed window to rear, obscure double glazed door and window to side, single glazed window to side, range of all and base units with worktop over, one and a half bowl sink and drainer, space for slot in cooker, space and plumbing for washing machine, space for fridge/freezer, radiator.

Lounge

11'11" into bay x 11'5" max (3.63m into bay x 3.48m max)  
Double glazed bay window to front, door from hallway, TV point, gas fire with gas central heating back boiler behind, sliding obscure doors to dining room, radiator.

Dining Room

11'2" x 9'10" (3.40m x 3.00m)  
Double glazed patio doors to lean to conservatory, sliding obscure doors from lounge, door from kitchen, radiator.

Lean To Conservatory

10'1" x 8'5" (3.07m x 2.57m)  
Glass roof, door to rear, full length glazed panels to side and rear, feature radiator.

First Floor Landing

Double glazed window to side, loft access (drop down ladder, light and part boarded), doors to rooms.

Bedroom One

11'11" into bay x 10'2" (3.63m into bay x 3.10m)  
Double glazed bay window to front, TV point, radiator.

Bedroom Two

11'1" x 9'8" max (3.38m x 2.95m max)  
Double glazed window to rear, fitted wardrobes (one housing hot water tank), radiator.

Bedroom Three

7'9" x 7'4" (2.36m x 2.24m)  
Double glazed window to front, radiator.

Bathroom

5'7" x 4'10" (1.70m x 1.47m)  
Obscure double glazed window to rear, panelled bath with shower over, shower screen, fully tiled walls, vanity wash hand basin, radiator.

W.C

Obscured double glazed window to rear, W.C.,

Front Garden

Front gated access to path leading to front door, area laid to decorative stone, flower borders, shared driveway via gated access leading to garage

Rear Garden

Rear garden, tree, patio area, shed, area laid to lawn, area laid to decorative stones, outside tap.

Garage

15'5" x 8'4" (4.70m x 2.54m)  
Up and over door, two windows, light and power



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 69        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 43                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

