

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 arrangement. We haven't tested any of the equipment mentioned, however they may be available by arrangement. We have not tested or service certificates, or asked for warranty or service contracts, so unless you ask for them, we're not responsible for them. Services, equipment and fittings listed are general guides to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by arrangement. We have not tested or service certificates, or asked for warranty or service contracts, so unless you ask for them, we're not responsible for them.

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Get in touch to arrange a viewing!

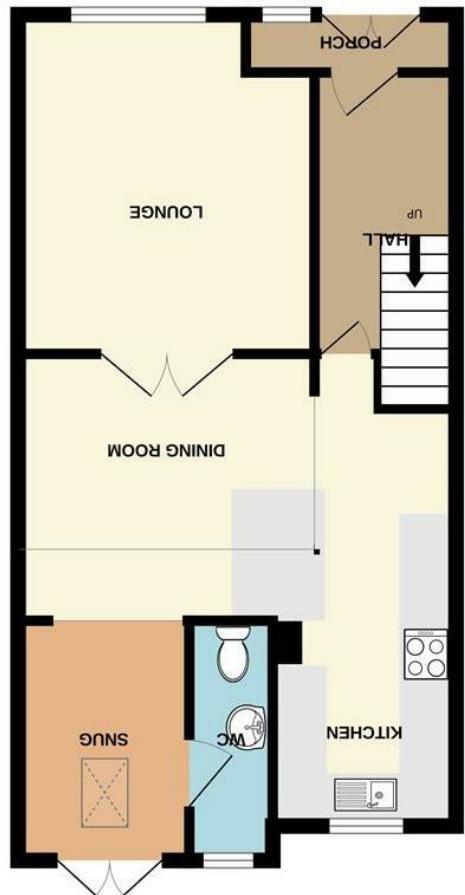
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1ST FLOOR



GROUNDFLOOR





Council Tax Band: B | Property Tenure: Freehold

NO CHAIN!! WELL PRESENTED EXTENDED HOME!! Blue Sky are delighted to offer for sale this superb extended semi-detached home located on Anchor Road in Kingswood. The property offers easy access to local amenities, schools and ring road connections. Offered for sale with no chain this home is all set to move into!! The accommodation comprises entrance porch, entrance hall, lounge, dining room, kitchen, snug and downstairs cloakroom. The first floor boasts three bedrooms and the main bathroom with bath and shower cubicle. Externally you will find driveway parking to front, rear garden, rear parking and rear garage. Sure to be popular, call today to arrange your viewing!!



#### Porch

2'2" x 7'11" (0.66m x 2.41m)  
Double glazed window to front, double glazed French doors to front, tiled flooring, power sockets.

#### Entrance Hall

10'11" x 5'4" (3.33m x 1.63m)  
Door to front, radiator, wall cupboard housing fuse board, under stairs storage area, stairs to first floor landing.

#### Kitchen

17'4" max x 6'10" n/t 5'11" (5.28m max x 2.08m n/t 1.80m)  
Double glazed window to rear, wall and base units, worktops, electric oven and hob, sink with drainer, splashbacks, cupboard housing gas combi boiler, integrated washing machine, integrated fridge, integrated fridge, integrated slimline dishwasher, tiled flooring, feature radiator, open to dining room.

#### Lounge

12'9" x 11'1" max (3.89m x 3.38m max)  
Double glazed window to front, radiator, electric fire with surround.

#### Dining Room

11'3" x 10'0" (3.43m x 3.05m)  
Radiator, French doors to lounge, breakfast bar, open to kitchen and snug.

#### Snug

7'11" max x 5'1" (2.41m max x 1.55m)  
Double glazed French doors to rear garden, skylight, radiator, door to cloakroom.

#### Cloakroom

6'2" x 3'0" max (1.88m x 0.91m max)  
Double glazed window to rear, W.C, wash hand basin, heated towel rail, extractor fan, part tiled walls, tiled flooring.

#### First Floor Landing

9'3" max x 7'0" max (2.82m max x 2.13m max)  
Double glazed window to side, loft access (drop down ladder, light).

#### Bathroom

11'1" max x 6'9" n/t 5'10" (3.38m max x 2.06m n/t 1.78m)  
Double glazed window to rear, W.C, wash hand basin, enclosed bath, shower cubicle, heated towel rail, extractor fan, tiled walls, tiled floor, spotlights.

#### Bedroom One

11'4" x 10'9" max (3.45m x 3.28m max)  
Double glazed window to rear, radiator, two built in wardrobes.

#### Bedroom Two

10'2" x 9'8" max (3.10m x 2.95m max)  
Double glazed window to front, radiator.

#### Bedroom Three

7'11" max x 6'11" max (2.41m max x 2.11m max)  
Double glazed window to front, radiator, storage cupboard with shelves.

#### Front Driveway

Block paved driveway, gated side access to rear garden.

#### Rear Garden

Enclosed, decking area, patio area, outside tap, shrubs, gravel area, steps up, rear patio, outside power, hardstanding and gravel area for additional parking via double gates. Rear parking accessed via rear lane.

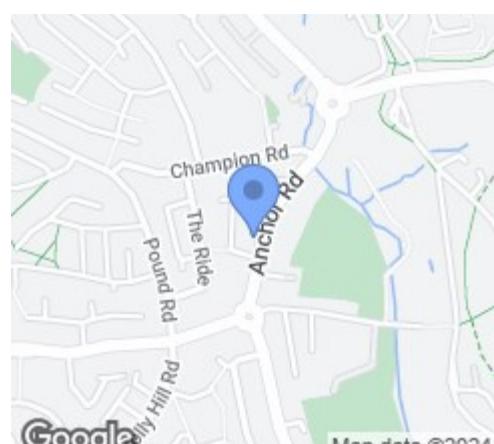
#### Garage

Up and over door to front, door to side, lighting, eaves storage. Garage is accessed via rear lane.



#### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 87        |
| (81-91) B                                   |                         | 68        |
| (69-80) C                                   |                         |           |
| (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 |           |



The Property  
Ombudsman

PROTECTED



PROTECTED



PROTECTED