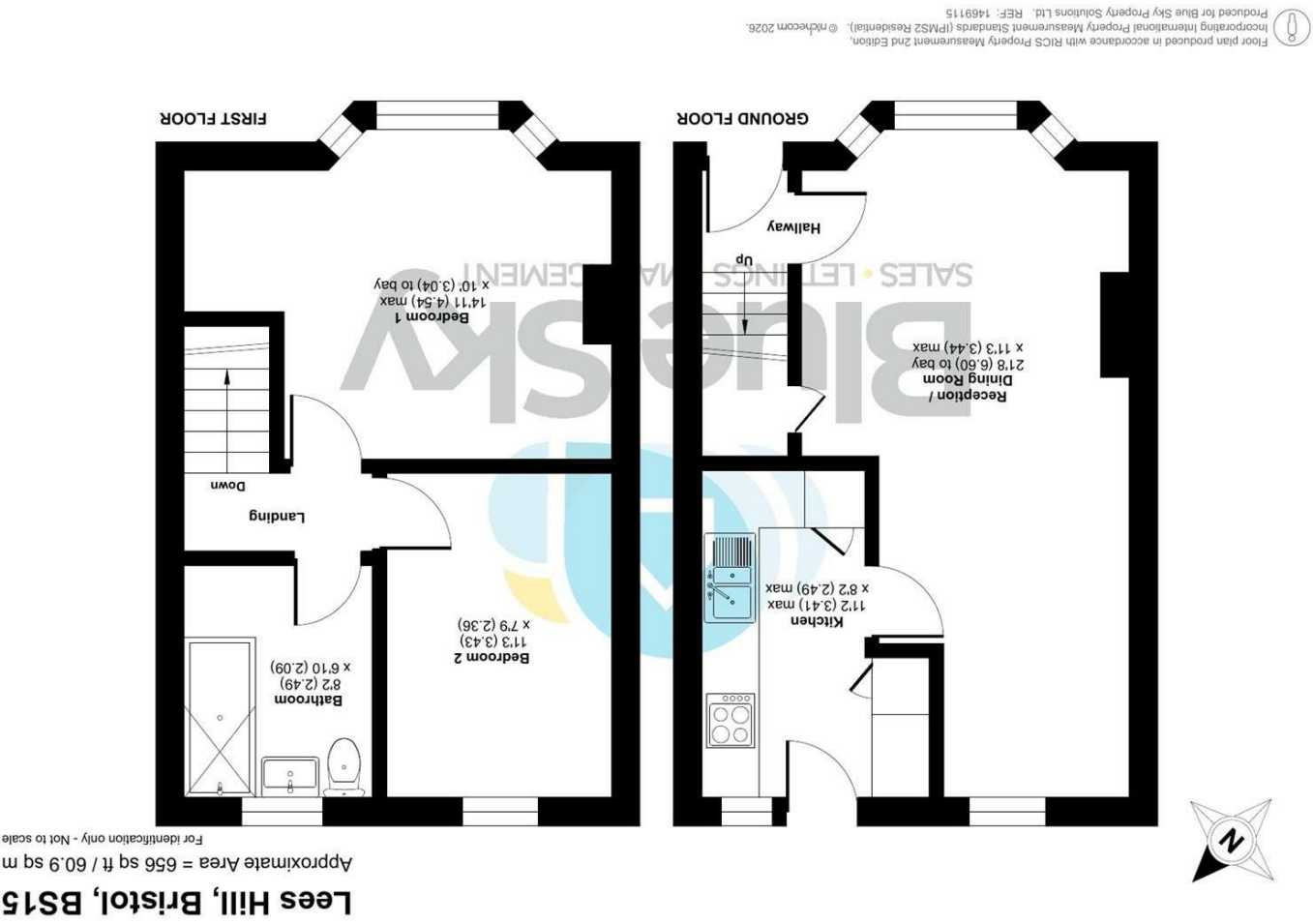




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The Important Bit!
 We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't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





Council Tax Band: B | Property Tenure: Freehold

NO CHAIN! Located in the popular area of Lees Hill, Kingswood, Bristol, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable and well-appointed home. Boasting two double bedrooms, this property is perfect for small families, couples, or individuals looking for extra space. Upon entering, you are welcomed into a bright and airy lounge/diner, ideal for both relaxation and entertaining. The modern kitchen is well-equipped, making meal preparation a pleasure. The contemporary bathroom adds to the appeal, ensuring that all your daily needs are met with ease. One of the standout features of this home is the good-sized rear garden, providing a lovely outdoor space for gardening, play, or simply enjoying the fresh air. There is also the potential to add parking to the rear of the property. The property is well-presented throughout, with the added benefit of solar panels, promoting energy efficiency and sustainability. Conveniently located, this home is in close proximity to the local school, park and various amenities, making it an ideal choice for families and professionals alike. With no onward chain, this property is ready for you to move in and make it your own. Don't miss the chance to view this lovely home!



Entrance Hall

Double glazed door to front, radiator, stairs to first floor landing, wall unit housing fuse board, electric meter and solar panel connector.

Lounge/Diner

21'8 to bay x 11'3 max (6.60m to bay x 3.43m max)
Double glazed bay window to front, two radiators, double glazed window to rear, fire surround, under stairs storage cupboard.

Kitchen

11'2 max x 8'2 max (3.40m max x 2.49m max)
Two double glazed windows to rear, double glazed door to rear, wall mounted gas combination boiler, wall and base units with worktops over, one and a half bowl sink and drainer, tiled splashbacks, spotlights, electric oven and hob, cooker hood, integrated fridge/freezer, space for washing machine.

First Floor Landing

Loft access (with drop down ladder and light).

Bedroom One

14'11 max x 10' to bay (4.55m max x 3.05m to bay)
Double glazed bay window to front, radiator, open recess with hanging rail.

Bedroom Two

11'3 x 7'9 (3.43m x 2.36m)
Double glazed window to rear, radiator.

Bathroom

8'2 x 6'10 (2.49m x 2.08m)
Double glazed window to rear, part tiled walls, heated towel rail, tiled effect flooring, enclosed bath with shower head off taps, shower screen, W.C, vanity wash hand basin, spotlights, extractor fan.

Front Garden

Gated pathway to front door, laid to gravel, gas meter.

Rear Garden

Outside tap, outside power, laid to gravel and earth, rear access gate.

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	86	90
(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	

