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 of the crowd.

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.

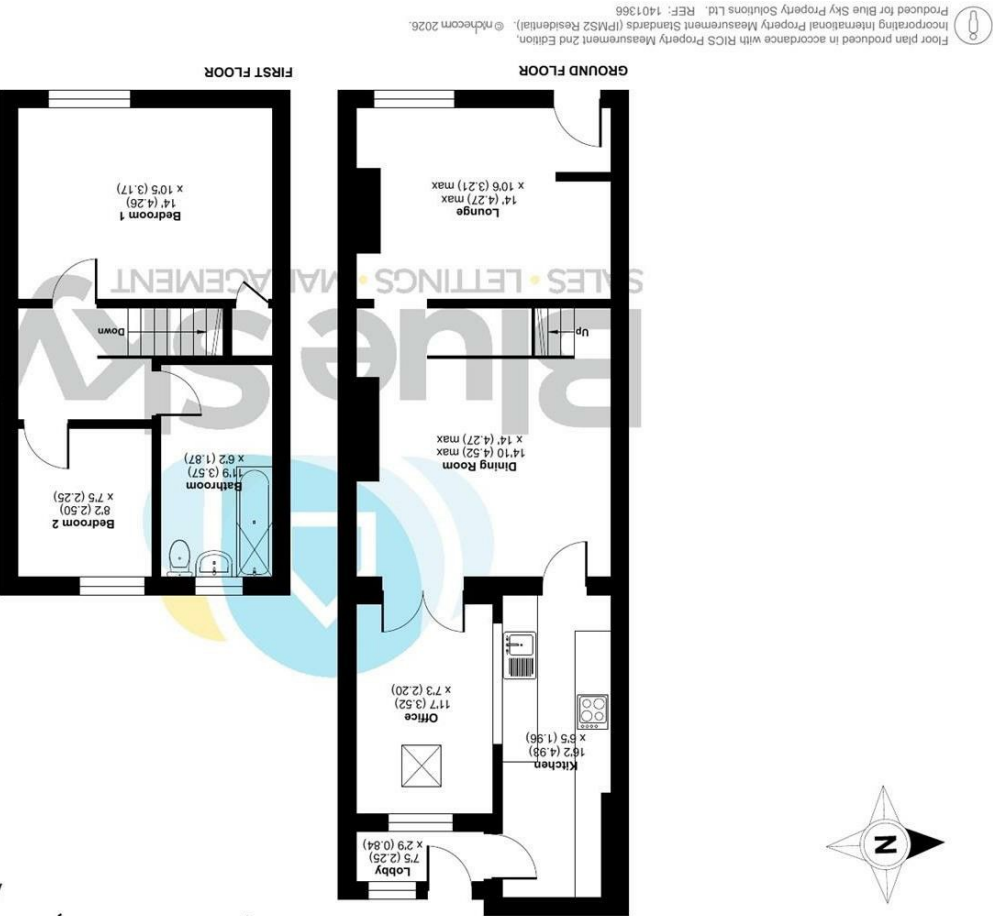
Queen Street, Kingswood, Bristol, BS15

 Approximate Area = 934 sq ft / 86.7 sq m

 Lobby = 19 sq ft / 1.7 sq m

 Total = 953 sq ft / 88.4 sq m

 For identification only - Not to scale





Council Tax Band: B | Property Tenure: Freehold

2 BEDROOM MID-TERRACED HOME ON QUEEN STREET, KINGSWOOD, BRISTOL!! This charming home offers a perfect blend of period character and modern living. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout is ideal for families or professionals seeking a comfortable home. The house features two spacious bedrooms, each offering a peaceful retreat at the end of the day. The bathroom is conveniently located, ensuring ease of access for all residents. The period architecture adds a unique charm, with features that reflect the history and character of the area. For those seeking some peace & tranquillity in this vibrant community then you'll benefit from the spacious rear garden. This property is close to local amenities, parks, and excellent transport links, making it an ideal choice for those who appreciate both convenience and a sense of community. Whether you are looking to make this your first home or seeking an investment opportunity, this house on Queen Street is sure to impress with its blend of style, space, and location. Don't miss the chance to view this lovely property and envision your future in this delightful home.



Porch
Obscure uPVC double glazed door into porch, gas metre in cupboard, tiled effect flooring, open into the lounge,

Lounge
14'0" x 10'6" (4.27m x 3.20m)
Double glazed window to front, feature fireplace with surround, dado rail, ceiling coving, radiator, electric fuse box & metre in cupboard,

Dining Room
14'0" x 10'6" (4.27m x 3.20m)
Archway from lounge to dining room, storage space under stairs, stairs leading to first floor, feature brick surround with display light, wood effect flooring, dado rail, ceiling coving, radiator,

Office
11'7" x 7'3" (3.53m x 2.21m)
Step up into the office space, single glazed double doors into the office, double glazed window to lobby, skylight, radiator, opening into kitchen space,

Kitchen
16'2" x 6'5" (4.93m x 1.96m)
Obscure double glazed door to lobby, the kitchen consists of matching wall & base units with worktops, stainless steel sink with mixer taps & drainer, gas combi boiler on wall, part tiled splash backs, radiator, tile effect flooring, space for the following appliances:- electric cooker, washing machine, fridge/freezer & slimline dishwasher,

Lobby
7'5" x 2'9" (2.26m x 0.84m)
Double glazed door & window to rear, tiled walls, tiled effect flooring, cat flap, space for tumble dryer,

Landing
Stairs to ground floor, dado rail, loft access, radiator,

Bedroom 1
14'0" x 10'5" (4.27m x 3.18m)
Double glazed window to front, dado rail, ceiling coving, radiator, storage cupboard with light,

Bedroom 2
8'2" x 7'5" (2.49m x 2.26m)
Double glazed window to rear, radiator,

Bathroom
11'9" x 6'2" (3.58m x 1.88m)
Obscure double glazed window to rear, bath with shower above, wash hand basin, w.c, dado rail, part tiled walls, radiator,

Front
Pathway to front door, walls enclosing, gravel area,

Rear Garden
Enclosed rear garden, mostly laid to lawn with gravel & patio areas, two steps up into garden, fences & walls enclosing, trees & bushes,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	82
England & Wales		
EU Directive 2002/91/EC		

