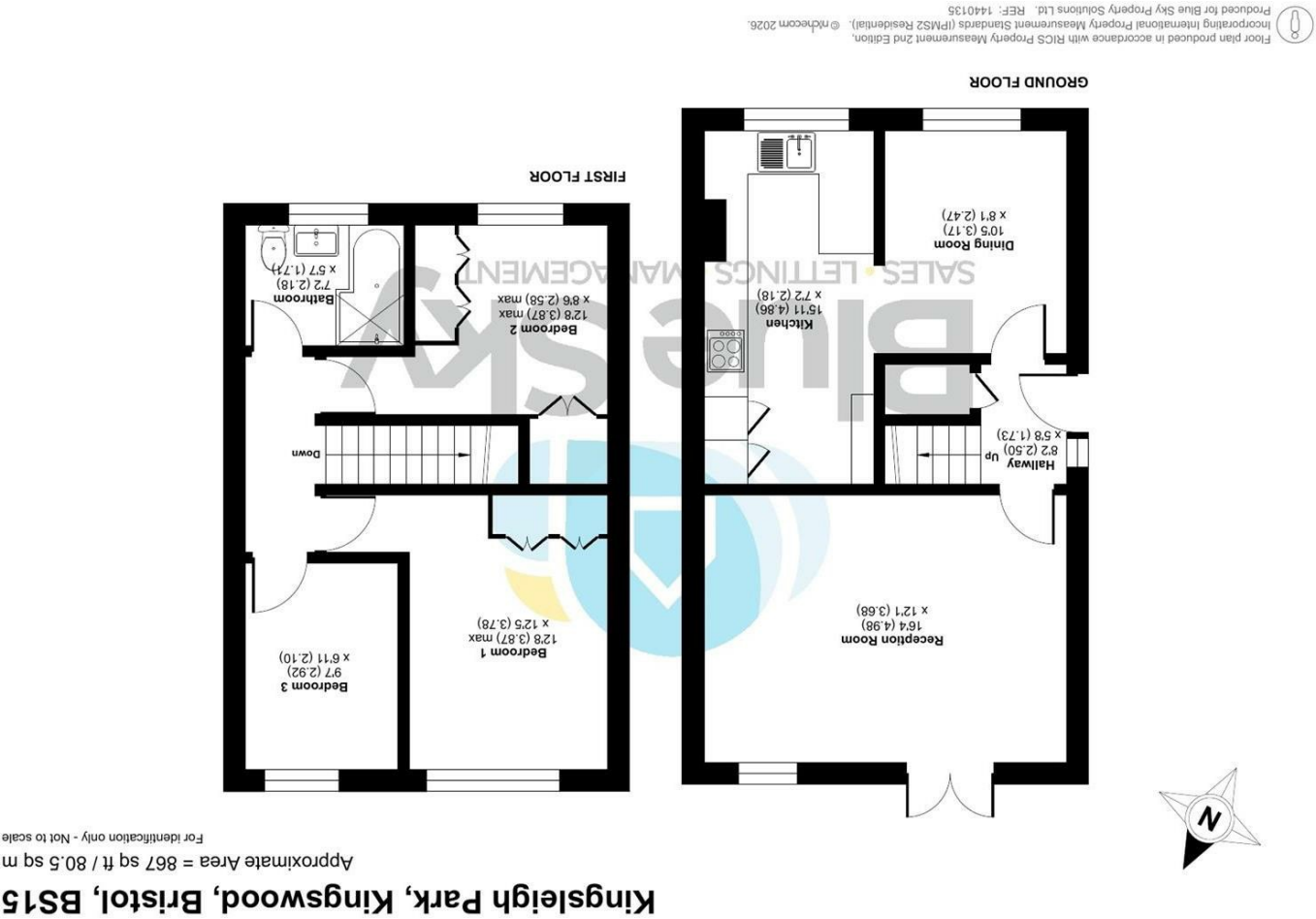






Like what you see?
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The Important Bit!
 We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of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

STUNNING HOME YOU WON'T WANT TO MISS! Nestled in the charming cul-de-sac of Kingsleigh Park, Kingswood, Bristol, this beautifully presented three-bedroom semi-detached home offers a delightful blend of comfort and convenience. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining, alongside a well-appointed kitchen that caters to all your culinary needs. The spacious accommodation includes three generously sized bedrooms, providing ample space for family living or guest arrangements. The modern bathroom is tastefully designed, ensuring a refreshing retreat at the end of the day. Outside, the property features a good-sized rear garden, ideal for outdoor activities or simply enjoying the fresh air. Additionally, the driveway parking accommodates one vehicle, adding to the practicality of this lovely home. Situated close to a primary school and local amenities, this residence is perfect for families seeking a peaceful yet accessible location. Call today to arrange your viewing!



Entrance Hall

8'2 x 5'8 (2.49m x 1.73m)
Double glazed door and window to side, fuse board, feature radiator, wood effect flooring, stairs to first floor landing, storage cupboard with rail and shelving.

Lounge

16'4 x 12'1 (4.98m x 3.68m)
Double glazed window to rear, ceiling coving, wood effect flooring, radiator, double glazed French doors to rear.

Dining Room

10'5 x 8'1 (3.18m x 2.46m)
Double glazed window to front, radiator, built-in base storage unit and wine rack, feature radiator.

Kitchen

15'11 x 7'2 (4.85m x 2.18m)
Double glazed window to front, wall and base units with worktops over, sink and drainer, electric hob, double oven, cooker hood, spotlights, extractor fan, splash backs, space for tumble dryer, integrated dishwasher, integrated fridge, wood effect flooring, wine rack, space for fridge/freezer, space for washing machine.

First Floor Landing

Loft access (part boarded, power and light).

Bedroom One

12'8 max x 12'5 (3.86m max x 3.78m)
Double glazed window to rear, radiator, spotlights, fitted wardrobes.

Bedroom Two

12'8 max x 8'6 max (3.86m max x 2.59m max)
Double glazed window to front, radiator, fitted wardrobes, storage cupboard with shelving and housing gas combination boiler.

Bedroom Three

9'7 x 6'11 (2.92m x 2.11m)
Double glazed window to rear, radiator, decorative wall panelling.

Bathroom

7'2 x 5'7 (2.18m x 1.70m)
Double glazed window to front, WC, feature wash hand basin with vanity, enclosed bath with shower over, shower screen, spotlights, feature radiator, part tiled walls, wood effect flooring, extractor fan.

Front Garden

Gated side access to rear garden, lawn and shrubs, outside tap, pathway to front door, decorative stones, raised boarder with shrubs and plants, mains light and two solar powered lights.

Driveway

Driveway parking to front for one car.

Rear Garden

Enclosed rear garden, block paved patio, gated side access, power and light, raised plant boarder, two secure storage units, open store, lawn area, trees and shrubs, two apple trees, shed, rear patio.

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		
(69-80) C	73	80
(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	

