

HUNTERS[®]

HERE TO GET *you* THERE



Charlton Road

Kingswood, Bristol, BS15 1HB

£270,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this middle terrace period property which occupies a quiet position. This charming property in our opinion would ideally suit a first time purchaser or those seeking a property with character and an early internal viewing appointment is encouraged in order to avoid any disappointment.

The property is conveniently positioned for the amenities of Kingswood which provide a wide variety of independent shops and supermarkets, restaurants, coffee shops, banks, doctors surgeries and dental practices.

The accommodation comprises to the ground floor; an entrance hall with Victorian coving and corbel arch, a lounge, a separate dining room with log burner, a light and cheerful kitchen and a shower room.

To the first floor there are two double bedrooms and a bathroom with an over bath shower system. A staircase from the landing area leads to a boarded loft space with two Velux windows.

Externally to the rear of the property is a garden with rear pedestrian access which is mainly laid to artificial lawn. There is a small area to the front of the property which is laid to loose chippings.

Additional benefits include; gas central heating and uPVC double glazed windows.

FRONT DOOR

Leading into entrance hall with Victorian coving and corbel arch, stairs to first floor, radiator, hooks for coats, doors to

LOUNGE

11'1" x 10'0" (3.38 x 3.05)

Double glazed sash style window to front, radiator

DINING ROOM

14'7" x 10'10" (4.44 x 3.30)

Double glazed window to rear, radiator, exposed brick fireplace currently housing a log burner, radiator, large under stairs storage cupboard with light, door into

KITCHEN

20'0" x 6'9" (6.10 x 2.06)

Wall and base units with work surfaces over, new wall mounted boiler for gas central heating, sink and drainer, tiled splash backs, space for oven and washing machine, shelving, space for small table and chairs and dresser, vertical radiator, two velux windows between white wood beams (lovely feature) making this a sunny room, double glazed window to side and door to rear garden, door into

SHOWER ROOM

Wash hand basin, wc and shower with tiled splash backs, obscure glazed window to rear

STAIRS

Leading to first floor landing with exposed wood flooring, and doors to

MASTER BEDROOM

14'7" x 10'2" (4.44 x 3.10)

Double glazed sash style window to front, radiator

BEDROOM TWO

8'6" x 8'3" (2.59 x 2.51)

Double glazed window to rear, radiator, fireplace alcove

BATHROOM

8'0"x 4'8" (2.44x 1.42)

Three piece white suite comprising bath with shower over, shower curtain rail, wc, wash hand basin, part tiled, towel radiator, velux sky light window

LOFT ROOM

Door to steps leading up to a room with plaster boarded walls. two velux windows, lots of storage space or potential to be used as an occasional room

GARDEN

Artificial lawn, grass, flower bed, space for shed and summer house, enclosed by fencing, gate giving access to rear lane.



Road Map



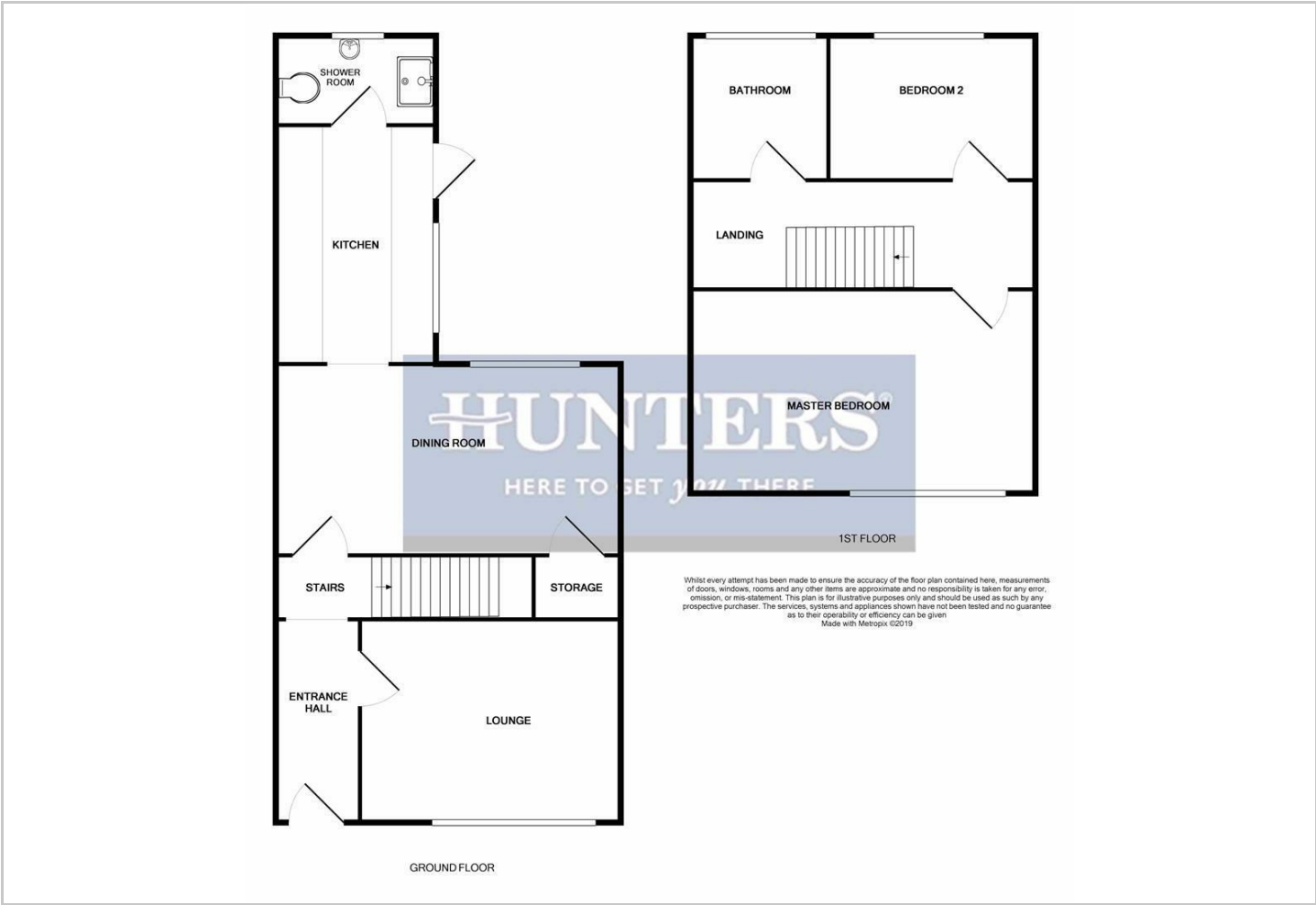
Hybrid Map



Terrain Map



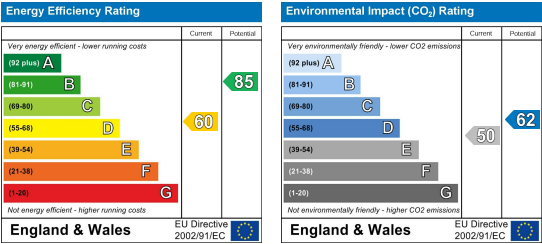
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.