

HUNTERS®

HERE TO GET *you* THERE



Kents Green

Kingswood, Bristol, BS15 1XU

£345,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this semi-detached property which is located in the popular area of Kingswood. The accommodation comprises to the ground floor: entrance hall, lounge and a kitchen/diner. To the first floor there are three bedrooms and a bathroom.

Externally to the rear of the property there is a garden which is mainly laid to paved patio and an area laid to lawn to the front. Additional benefits include a garage, off street parking, uPVC double glazed windows and gas central heating.

An internal viewing appointment is recommended.

ENTRANCE PORCH

UPVC double glazed door access, opaque UPVC double glazed door with matching side window panel leading through to hallway.

HALLWAY

Coved ceiling, dado rail, radiator, under stair storage cupboard housing electric meter, stairs rising to first floor, doors leading to lounge and kitchen/diner.

LOUNGE

13'7" x 10'10" (4.14m x 3.30m)

UPVC double glazed window to front, coved ceiling, dado rail, radiator, TV point, marble effect feature fireplace with slate hearth, gas coal flame effect fire inset.

KITCHEN/DINER

16'11" x 11'0" (5.16m x 3.35m)

UPVC double glazed window to rear, UPVC double glazed patio door leading out to rear garden, range of cream wall and base units, laminate work top incorporating composite sink bowl unit with mixer

tap, tiled splash backs, space for cooker, space and plumbing for washing machine, space for fridge freezer, radiator.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch with pull down ladder (loft boarded with Velux window and light), doors leading to bedrooms and bathroom.

BEDROOM ONE

13'10" x 9'7" (4.22m x 2.92m)

UPVC double glazed window to front, radiator, built in airing cupboard housing hot water tank.

BEDROOM TWO

11'0" x 9'10" (3.35m x 3.00m)

UPVC double glazed window to rear, coved ceiling, radiator.

BEDROOM THREE

9'2" x 7'0" (2.79m x 2.13m)

UPVC double glazed window to front, coved ceiling, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: panelled bath with tap/shower mixer attachment over, tiled floor, chrome heated towel radiator.

OUTSDIE:

REAR GARDEN

Paved patio with matching side pathway,, gated side access to front, plant/shrub borders, border laid to stone chippings, water tap, courtesy door to garage, enclosed by boundary wall and fencing.

FRONT GARDEN

Large frontage laid to lawn, pathway to entrance, enclose by boundary wall and fence.

DRIVEWAY

Providing off street parking for 2/3 cars, leading to garage.

GARAGE

Single in size, up and over door access with light.



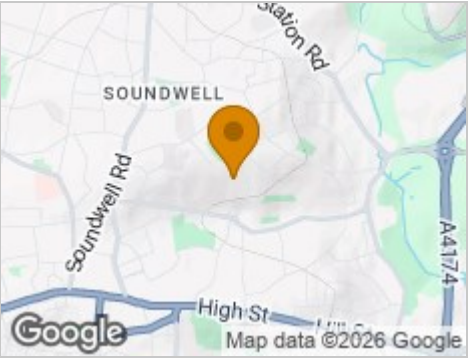
Road Map



Hybrid Map



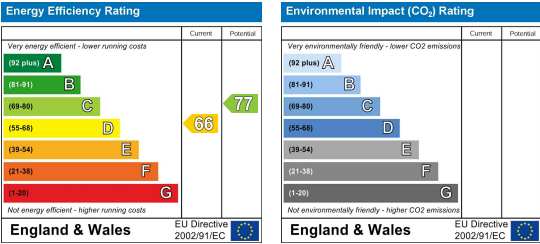
Terrain Map



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.