

HUNTERS®

HERE TO GET *you* THERE



Station Road

Kingswood, Bristol, BS15 4XT

£310,000



Council Tax: C



152 Station Road

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£310,000



DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this middle terrace property which is conveniently situated for access onto the Avon ring road, for major commuting routes, popular schools and for amenities.

The spacious accommodation comprises to the ground floor; entrance hall, lounge with archway leading into a dining area and a kitchen with an integral oven and hob. To the first floor there are three generous sized bedrooms and a bathroom with an over bath shower.

Externally to the front of the property is a garden which is laid mainly to loose chippings and to the rear the good sized garden is mainly laid to lawn.

To the rear of the property there is a single sized garage and a hardstanding providing an off street parking space. The removal of the garage could provide an additional off street parking space if required.

Additional benefits include; a Vaillant boiler supplying gas central heating and uPVC double glazed windows.

An early internal viewing appointment is recommended.

ENTRANCE

Via a half opaque uPVC double glazed door, leading into an entrance hall.

ENTRANCE HALL

Understairs storage cupboard, radiator, laminate floor, spindled staircase leading to first floor accommodation and door leading into dining area and archway leading into kitchen.

LOUNGE

13'4" into bay x 12'0" (4.06m into bay x 3.66m)
uPVC double glazed bay window to front, fireplace housing an electric flame effect fire, radiator, archway leading into dining area.

DINING AREA

12'0" x 10'6" (3.66m x 3.20m)
uPVC double glazed window to rear, low level storage cupboards to both alcoves, radiator.

KITCHEN

14'8" x 7'2" (4.47m x 2.18m)
uPVC double glazed window to rear, ceiling with recessed LED spot lights, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted cream coloured high gloss wall and base units incorporating an integral electric oven with four ring ceramic hob with stainless steel cooker hood over, square edged worksurface and breakfast bar, space for a tall fridge freezer, plumbing for washing machine, plumbing for dishwasher, space for a tumble dryer, cupboard housing a Vaillant boiler supplying gas central heating and domestic hot water, TV aerial point, half opaque uPVC double glazed door leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, spindled balustrade, doors leading into all first floor rooms.

BEDROOM ONE

13'9" x 10'2" (4.19m x 3.10m)
uPVC double glazed bay window to front, range of

fitted wardrobes with overhead storage cupboards, radiator.

BEDROOM TWO

12'2" x 10'2" (3.71m x 3.10m)

uPVC double glazed window to rear, storage cupboard, radiator.

BEDROOM THREE

8'9" x 7'6" (2.67m x 2.29m)

uPVC double glazed window to front, radiator.

BATHROOM

7'6" x 5'6" (2.29m x 1.68m)

Opaque uPVC double glazed window to rear, white suite comprising W.C. wash hand basin with chrome mixer tap and P shaped panelled bath with chrome mixer tap and chrome over bath shower system, mostly tiled walls, chrome heated towel rail.

OUTSIDE

FRONT

Mainly laid to loose chippings and displaying established trees and shrubs, path leading to main entrance.

REAR GARDEN

Mainly laid to lawn with established herbaceous borders displaying a variety of small trees and shrubs, small covered patio area, water tap, garden surrounded by a boundary wall and wooden fencing path leading to rear pedestrian access via metal gate.

GARAGE

Single sized garage with metal up and over door situated to the rear of the property.

OFF STREET PARKING

A hardstanding positioned next to the garage providing one off street parking space.



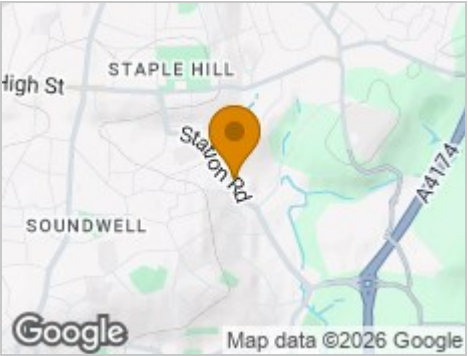
Road Map



Hybrid Map



Terrain Map



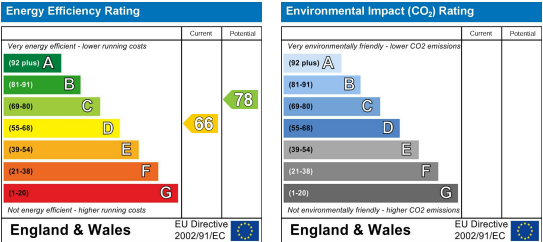
Floor Plan



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.