

HUNTERS®

HERE TO GET *you* THERE



Clare Road

Kingswood, Bristol, BS15 1PJ

£310,000



Council Tax: B



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DESCRIPTION

Located within the popular residential area of Kingswood, this well presented three-bedroom semi-detached property offers an ideal home for families and first time buyers alike. Conveniently located close to local schools, shops and excellent transport links into central Bristol.

The property is being sold with no onward chain and offers spacious accommodation which comprises in brief, to the ground floor:, entrance hallway, a welcoming lounge with wood burner and a spacious kitchen/diner. To the first floor can be found: 2 double sized bedrooms and a generous single bedroom and a family bathroom with shower over.

Outside, the property boasts a generous rear garden which is laid to lawn and decking and a driveway to front which provides off street parking for 2 cars.

ENTRANCE HALLWAY

Access via an opaque UPVC double glazed door, oak effect laminate flooring, stairs rising to first floor, doors leading to lounge and kitchen/diner.

LOUNGE

16'3" x 12'0" (4.95m x 3.66m)

Dual aspect UPVC double glazed windows to front and rear, coved ceiling, feature tiled fireplace with wood mantel surround and cast iron wood burner inset, TV point,

KITCHEN/DINER

Dual aspect UPVC double glazed windows to front and rear, coved ceiling, oak effect laminated floor to dining area, tiled floor to kitchen area, range of fitted wall and base units, laminate work top incorporating

1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, space for cooker (gas cooker point), space and plumbing for washing machine and dish washer, cupboard housing Vaillant combination boiler, UPVC double glazed door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to rear, loft hatch, doors to bedrooms and bathroom.

BEDROOM ONE

15'7" (max) x 10'11" (4.75m (max) x 3.33m)

Two UPVC double glazed window to front, 2 radiators, built in over stairs storage cupboard.

BEDROOM TWO

12'0" x 10'4" (3.66m x 3.15m)

UPVC double glazed window to front, radiator.

BEDROOM THREE

8'10" x 8'0" (2.69m x 2.44m)

UPVC double glazed window to rear, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, white suite comprising: twin gripped panelled bath with mains controlled shower over and glass folding screen, close coupled W.C, pedestal wash hand basin, tiled walls, extractor fan, heated towel radiator.

OUTSIDE:

REAR GARDEN

Good size garden laid mainly to lawn, raised decking

with balustrade, water tap timber framed shed, side gated access, enclosed by boundary fencing.

DRIVEWAY

To front of property laid to tarmac providing 2 off street parking spaces.



Road Map



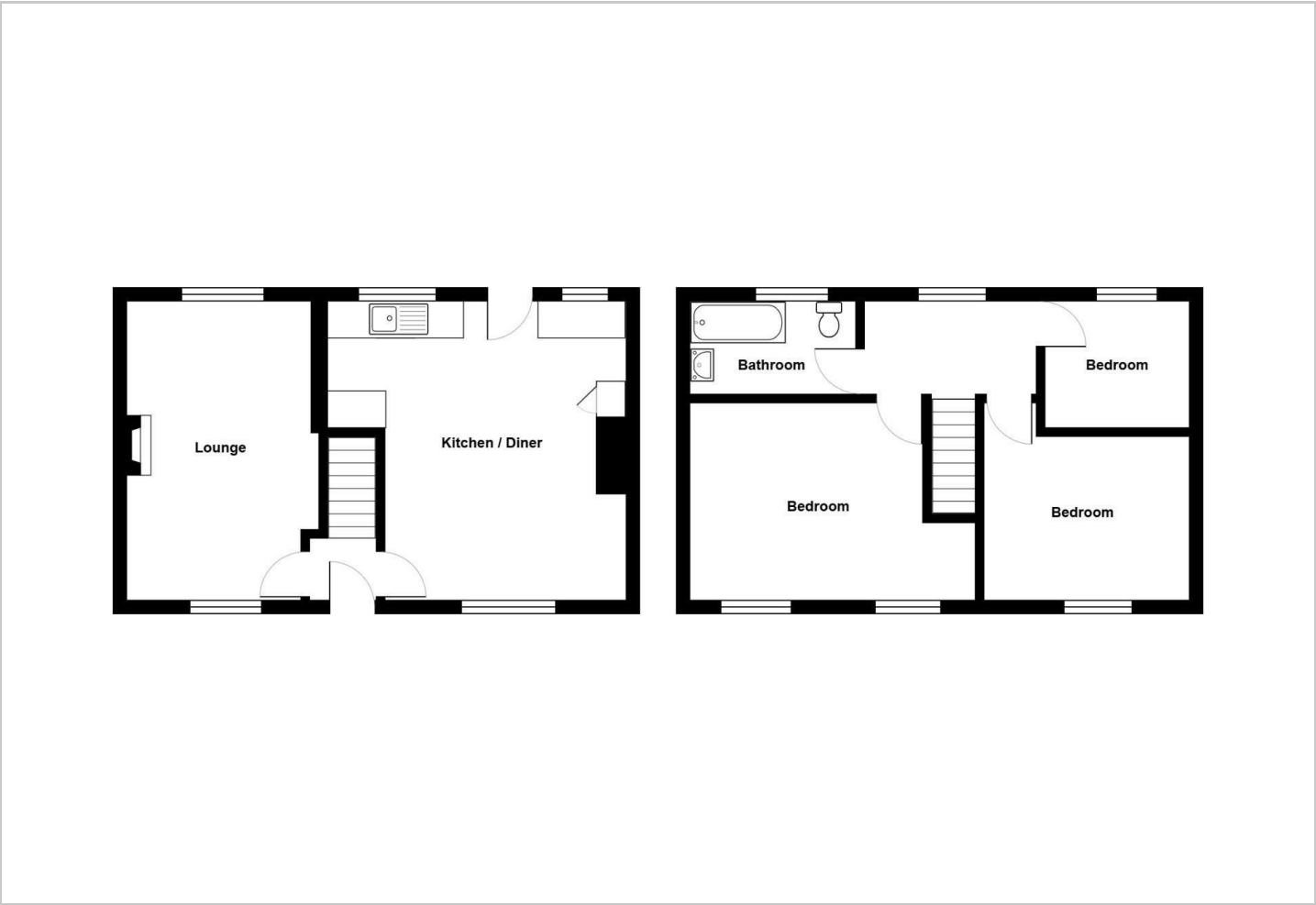
Hybrid Map



Terrain Map



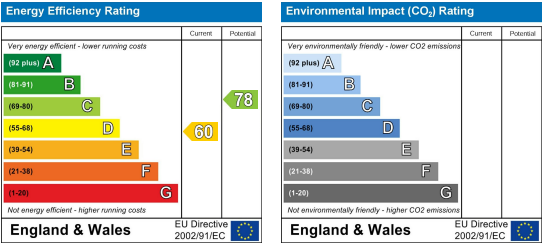
Floor Plan



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.