

HUNTERS®

HERE TO GET *you* THERE



Tower Road

Kingswood, Bristol, BS15 1PG

£425,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented semi-detached property which is conveniently located for the amenities of Kingswood and for access onto major commuting routes.

The accommodation comprises to the ground floor; entrance hall, a bay fronted lounge with wood burner, a dining area and a kitchen. The kitchen is fitted with an extensive range of modern units which incorporate integral appliances to include a stainless steel electric oven, five ring gas hob, dishwasher, fridge and freezer. The dining room and kitchen both have access leading into the rear garden.

To the first floor there are three bedrooms and a modern bathroom with jacuzzi bath and a shower cubicle. The master bedroom has the benefit of fitted wardrobes.

Externally to the front of the property is a block paved area providing off street parking spaces, whilst to the rear of the property there is a generous sized garden which is mainly laid to lawn, with a brick built summerhouse, outside storage and a covered patio area providing much needed shade on a summers day!

Additional benefits include; gas central heating and uPVC double glazed windows. The windows at the front of the property have had the original stained glazed transom windows inserted into the uPVC frame.

An internal viewing appointment is highly recommended to fully appreciate what this super house has to offer.

ENTRANCE

Via a part opaque, leaved and bevelled glazed composite door with an original stained glazed transom window over leading into a vestibule.

VESTIBULE

Glazed panelled door leading into an entrance hall.

ENTRANCE HALL

High level cupboard housing consumer unit and electric meter, oak flooring, spindled staircase leading to first floor accommodation and access leading into dining area.

DINING AREA

15'3" x 11'9" (4.65m x 3.58m)

uPVC double glazed French doors leading into rear garden, under stairs storage cupboard, radiator, oak floor, access leading into kitchen and a square opening leading into lounge.

LOUNGE

13'9" into bay) x 11'9" (4.19m into bay) x 3.58m)

uPVC double glazed bay window to front with bespoke fitted shutters and original stained glazed transom windows, oak fireplace housing a cast iron wood burner, TV aerial point, double fronted cupboards and shelving to both alcoves, radiator, oak flooring.

KITCHEN

16'5" x 9'4" (5.00m x 2.84m)

Two uPVC double glazed windows to side, ceiling with recessed LED spot lights, enamel one and a half bowl sink drainer with chrome mixer tap, extensive range of fitted cream coloured high gloss wall and base units incorporating an integral stainless steel electric oven with five ring gas hob, dishwasher, full height, fridge and full height freezer, plumbing for washing machine, roll edged work surface with upstand, cupboard housing a Vaillant boiler supplying gas central heating and domestic hot water, bamboo parquet flooring, uPVC double glazed French doors leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access via a pull down ladder, radiator, spindled balustrade, doors leading into all first floor rooms.

BEDROOM ONE

12'0" x 10'9" (3.66m x 3.28m)

Two uPVC double glazed windows to front with bespoke fitted shutters and original stained glazed transom windows, range of fitted wardrobes comprising three single

fronted wardrobes, two double fronted wardrobes and shelving, contemporary vertical radiator.

BEDROOM TWO

11'8" x 9'2" (3.56m x 2.79m)

uPVC double glazed window to rear, radiator, laminate floor.

BEDROOM THREE

9'7" x 6'6" (2.92m x 1.98m)

uPVC double glazed window to side, radiator, laminate floor.

BATHROOM

9'8" x 5'8" (2.95m x 1.73m)

Opaque uPVC double glazed window to rear, white suite comprising W.C. wash hand basin with chrome mixer tap and cupboard unit below, panelled jacuzzi bath with chrome mixer tap and shower cubicle with chrome shower system with monsoon shower head and hand held attachment, mostly tiled walls, chrome heated towel rails.

OUTSIDE

FRONT

Block paved area providing two off street parking spaces, covered entrance with lighting.

REAR GARDEN

Covered patio area with Velux window leading to an area which is mainly laid to lawn with sleeper boards displaying established shrubs, block paved area leading to a wooden gate providing side pedestrian access, water tap, lighting, power points, timber garden shed, summer house to the rear of the garden, garden surrounded by a boundary wall and wooden fencing.

SUMMER HOUSE

9'3" x 8'7" (2.82m x 2.62m)

Brick built summer house with block paved patio in front.

ANTI-MONEY LAUNDERING

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



Road Map



Hybrid Map



Terrain Map



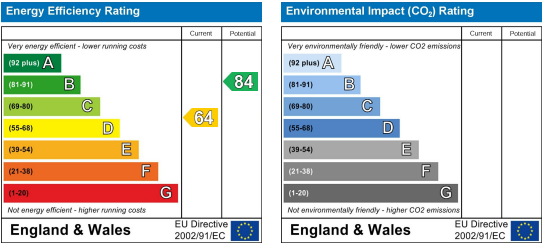
Floor Plan



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.