HUNTERS®

HERE TO GET *you* THERE

# Pound Road

Kingswood, Bristol, BS15 4QU

Offers In Excess Of £375,000

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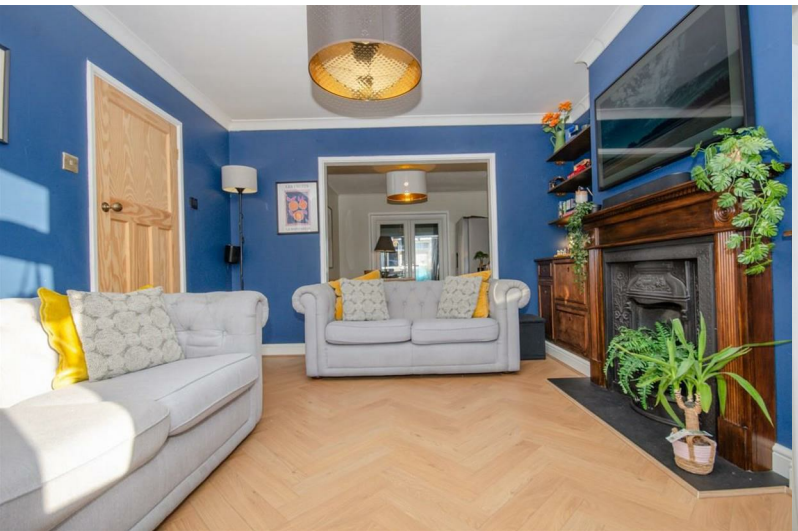
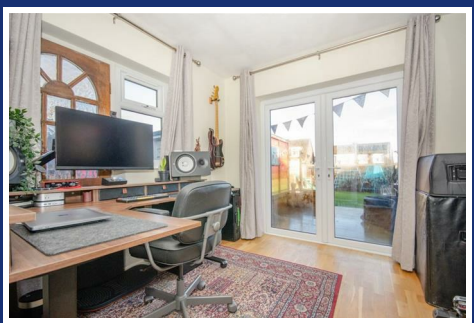
Council Tax: C



# 72 Pound Road

Kingswood, Bristol, BS15 4QU

## Offers In Excess Of £375,000



### DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this well presented semi-detached family home with loft conversion located within a popular road in Kingswood. The property is conveniently positioned for all local amenities including shops and schools, whilst offering good transport links onto the Ring Road and Bristol-bath Cycle Path.

The spacious living accommodation is arranged over 3 floors and comprises in brief, to the ground floor: entrance hallway, lounge. dining room, sun room/study and kitchen. To the first floor can be found two double sized bedrooms and a generous sized single bedroom and bathroom with over bath shower and separate toilet. A staircase rises to a loft room which creates a forth bedroom which has superb far reaching views to the rear.

Externally there is a good sized lawn rear garden with decking and children's play area, garage and a resin driveway to front providing parking for 3 cars.

### PORCH

Access via a double glazed composite door, door to hallway.

### ENTRANCE HALL

Cupboards housing meters, radiator, dado rail, electric meter cupboard, oak effect Herringbone design flooring, stairs to first floor, doors leading to: kitchen and lounge.

### KITCHEN

11'2" x 7'5" (3.40 x 2.26)

UPVC double glazed window to rear and side, high gloss white wall and base units with work surfaces over, sink and drainer, tiled splash backs, space for oven, extractor fan hood, built in pantry style cupboard with shelving and providing space for washing machine, oak effect Herringbone design flooring, door to rear garden, double glazed window to side and rear and door leading out to side of property.

### LOUNGE

14'3" x 11'5" (4.34 x 3.48)

UPVC double glazed window to front, coved ceiling, open period style cast iron feature fireplace, oak effect Herringbone design flooring, fitted dresser style units to alcoves with shelving, opening leading through to dining room.

### DINING ROOM

11'2" x 9'11" (3.40 x 3.02)

UPVC double glazed doors into sun room, opening into

### SUN ROOM/STUDY

9'9" x 9'5" (2.97 x 2.87)

UPVC double glazed French doors to rear garden, window to side, radiator, oak effect flooring.

### FIRST FLOOR LANDING

UPVC double glazed window to side, oak spindled balustrade with staircase rising to second floor/loft room, dado rail, doors leading to bedrooms and bathroom.

### BATHROOM

5'6" x 5'0" (1.68 x 1.52)

Opaque UPVC double glazed window to rear, white suite comprising: panelled bath with shower over, vanity unit with wash hand basin inset.

## WC
5'7" x 2'6" (1.70 x 0.76)
Obscure glazed window to rear, WC.

## BEDROOM ONE
14'1" x 10'2" into bay (4.29 x 3.10 into bay)
UPVC double glazed bay window to front, radiator, coved ceiling,

## BEDROOM TWO
11'3" x 9'8" (3.43 x 2.95)
UPVC double glazed window to rear, radiator, built-in storage cupboard.

## BEDROOM THREE
7'3" x 7'2" (2.21 x 2.18)
UPVC double glazed window to front, picture rail, radiator, wood effect laminate flooring.

## SECOND FLOOR LANDING
UPVC double glazed window to rear, dado rail, door leading to bedroom four.

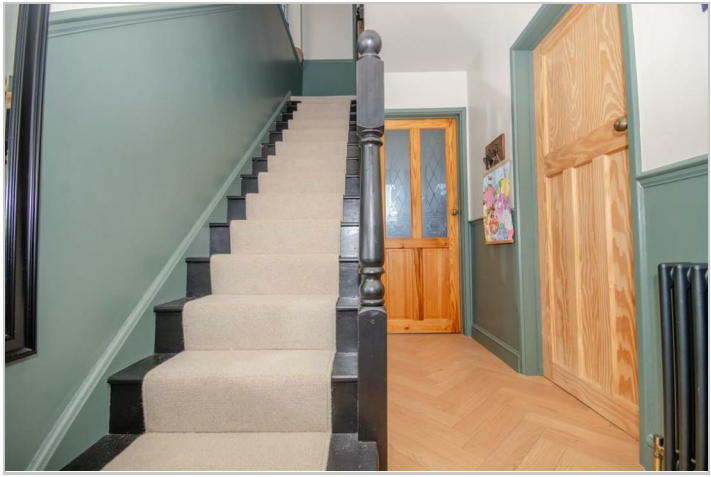
## BEDROOM FOUR/LOFT ROOM
15'10" x 11'8" (4.83 x 3.56)
Dormer window to rear providing vast countryside views. Built in storage cupboards, radiator

## OUTSIDE:

## REAR GARDEN
Large raised decking providing with built in seating and planters, leading to a well tended lawn , feature LED lighting, double power socket, side gated access, childrens play area to back of garden, garden enclosed by boundary wall and fencing.

## GARAGE
Single garage with up and over door to front, windows to side.

## PARKING
Tarmac driveway to side leading up to garage, resin driveway to front providing off street parking for up to 3 cars.

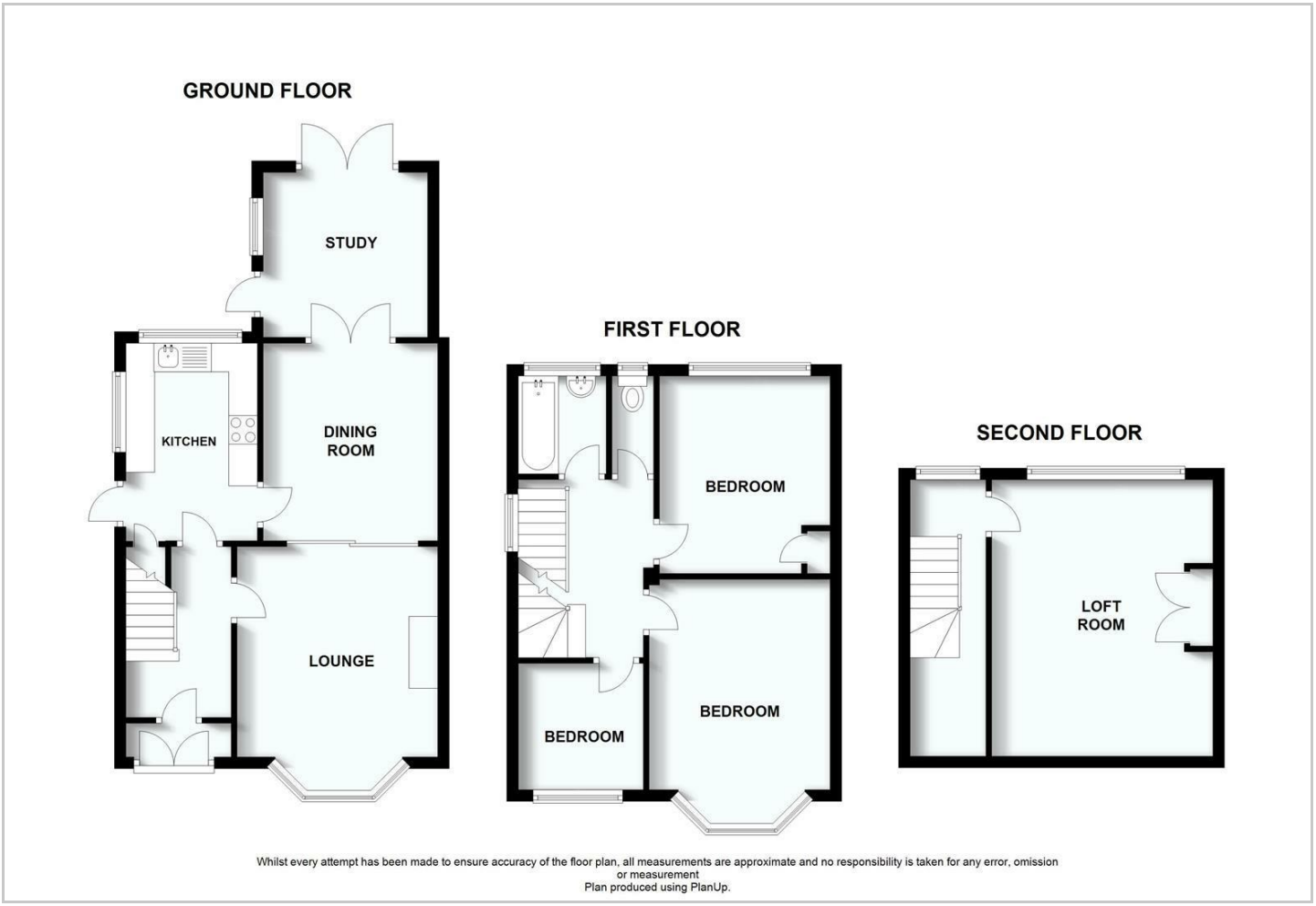


## Road Map

## Hybrid Map

## Terrain Map

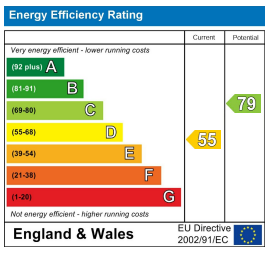
## Floor Plan

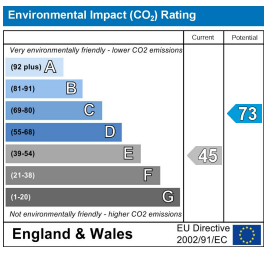



## Viewing

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.

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