



Alma Road,  
Kingswood,  
BS15 4EQ

£350,000



Hunters are delighted to offer for sale this immaculate 3 bedroom 1930's semi detached property. This attractive house is very well presented internally, having modern, light and airy decorations throughout. Ideally suited to either first time buyers or young families, the internal accommodation briefly comprises, of a front lounge, a 2nd rear reception room with views onto the garden, and a contemporary fitted gloss white kitchen. To the first floor there are 3 bedrooms, and modern fitted shower room. Further benefits include, gas central heating, dg windows, off street parking, and a large rear garden with side pedestrian access. An internal viewng is highly recommended.



## Entrance

Opaque multi glazed paneled door to ...

## Hallway

Stairs to first floor, fitted radiator, wood grain effect fitted laminate floor, understairs built in storage cupboards.

## Lounge 14'2" x 11'10"

Dimension into bay and recess. Double glazed bay window to front, fitted radiator, wood grain effect fitted laminate flooring.

## Dining Room 12'5" x 10'9"

Double glazed sliding doors to rear with pleasant outlook and views onto garden, fitted radiator, wood grain effect fitted laminate flooring, space and area for dining table and chairs.

## Kitchen 12'0" x 6'7"

Opaque double glazed window to side and opaque double glazed door leading onto garden. The kitchen comprises of contemporary gloss white base and wall fitted units with rolled top working surfaces incorporating a single bowl sink, fitted electric hob with oven below, plumbing for automatic washing machine, space for fridge/freezer, fitted radiator, wood grain effect fitted laminate flooring.

## First Floor Landing

Double glazed window to side, access to loft space.

## Bedroom 1 14'4" x 11'1"

Into bay and recess with double glazed bay window to front, fitted radiator.

## Bedroom 2 12'6" x 11'1"

Double glazed window to rear with pleasant outlook and views onto garden, fitted radiator.

## Bedroom 3 9'2" x 6'5"

Double glazed window to front, fitted radiator.

## Shower Room

Opaque double glazed window to rear. The suite comprising of modern corner cubicle with overhead shower which runs off of the mains system, pedestal wash hand basin, low level w.c. fitted radiator and tiled through out.

## Exterior

To the rear has a large enclosed garden with paved section with remainder laid to lawn with side pedestrian access leading to front. To the front has a lawned section along with a paved area offering off street parking with lap wood fence and hedged borders with side access via a gate onto pedestrian side access path leading to rear.

## AML (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"

Tenure: Freehold  
Council Tax Band: C



- Attractive 1930's semi detached home
- 3 good size bedrooms
- Very well presented and modern interior
- Front lounge
- Separate dining room with views onto the garden
- Contemporary gloss fitted kitchen
- Off street parking
- Large rear garden with side pedestrian access
- Modern fitted shower room
- Internal viewing recommended

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.