



HUNTERS
FOR SALE
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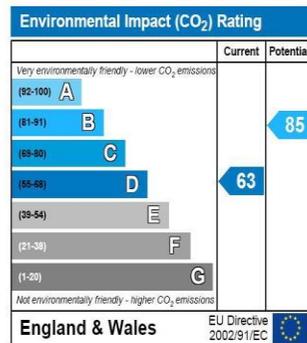
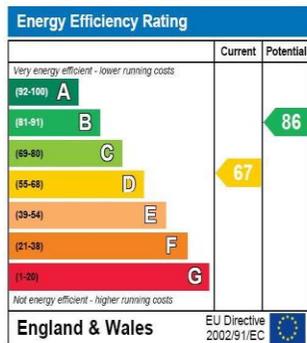
HUNTERS[®]
HERE TO GET *you* THERE

New Cheltenham Road, Kingswood, Bristol, BS15 4RP

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Offers In Excess Of: £230,000

****WOW! LARGE TWO BED - FULLY REFURBISHED!!**** Paved driveway providing gated parking in front of this spacious home giving side access to a newly landscaped garden with storage outhouse. Internally boasting spacious bright lounge diner with patio doors. Brand New Kitchen and Bathroom. Two large double bedrooms. All complimented by new flooring, heating and electrics. Please come along to view this CHAIN FREE HOME Ready for Move In!!.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 377 Two Mile Road, Kingswood, Bristol, BS15 1AD | 0117 9601223
kingswood@hunters.com | www.hunters.com

VAT Reg. No 821 3901 57 | Registered No: 04867204 | Registered Office: 9 Portland Square, Bristol, BS2 8ST
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FRONT DOOR

Upvc door with obscure window leading into

ENTRANCE HALL

Double glazed window to side, stairs to first floor, radiator, laminate flooring, doors to

KITCHEN

3.12m (10' 3") x 2.13m (7' 0")

Light grey wall and base units with work surfaces over, sink and drainer, fitted oven and hob with extractor fan over. space for washing machine, under stairs alcove with power for fridge freezer. double glazed window to rear and door to rear garden and side access

LOUNGE

3.38m (11' 1") x 3.20m (10' 6")

Double glazed window to front, radiator, fireplace alcove with light connection, grey carpet, archway opening into

DINING ROOM

3.12m (10' 3") x 2.82m (9' 3")

Double glazed sliding patio doors to rear garden, radiator

STAIRS

Leading to first floor with grey carpet running across landing and into bedrooms, double glazed window to side, loft access and doors to

BATHROOM

1.90m (6' 3") x 1.65m (5' 5")

Fully tiled. Three piece white suite comprising panelled bath with folding shower screen for double head shower, wc, wash hand basin, radiator, obscure glazed window to rear

BEDROOM TWO

3.20m (10' 6") x 3.15m (10' 4")

Double glazed window to rear, radiator

BEDROOM ONE

4.06m (13' 4") x 3.38m (11' 1")

Double glazed window to front, radiator, built in storage cupboard housing new combination boiler for gas central heating

GARDEN

Mainly laid with patio stone enclosed by fencing, access to

OUTHOUSE

Brick built storage house with window and door

PARKING

Paved driveway providing off street parking enclosed by wall and railings. Double gates to front

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 0117 9601223

OPENING HOURS:

Monday - Friday: 9.30am - 5.30pm

Saturday: 9.30am - 4pm

Sunday: Closed

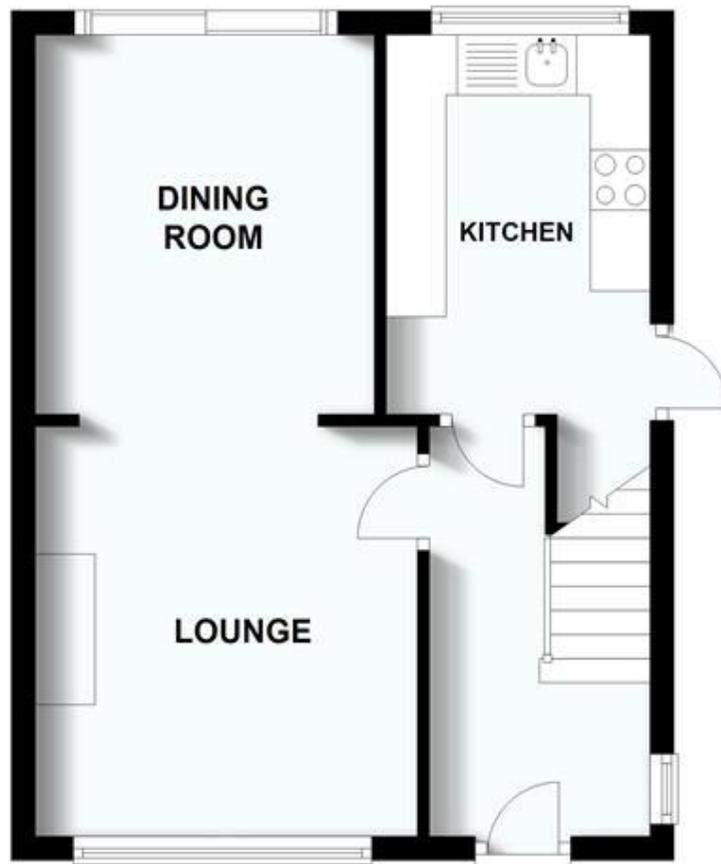
THINKING OF SELLING?

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.

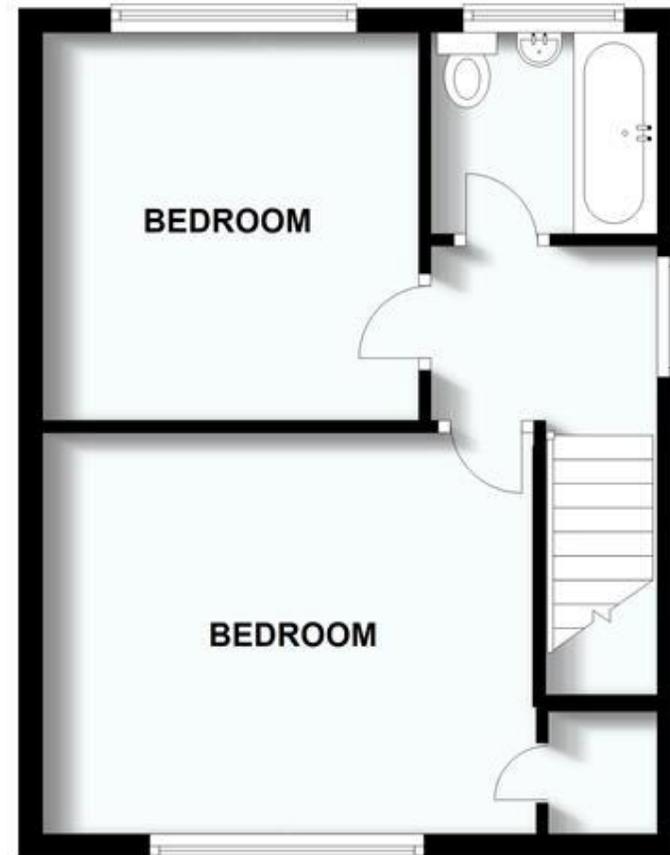
DISCLAIMER

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.

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error, omission or measurement
Plan produced using PlanUp.



