



Somerton Close, Kingswood, Bristol, BS15 9PE

Chain Free! | Green Location | Residents Car Park | Close to Schools
Close to Ring Road | Lots of Potential | Solar panels | Spacious

Offers In Excess Of: £210,000

HUNTERS[®]
HERE TO GET *you* THERE

Somerton Close, Kingswood, Bristol, BS15 9PE

****ADD VALUE TO THIS PROPERTY**** Fancy some DIY?? This Chain Free home sits in a quiet green location in Kingswood and provides lots of space - it just needs some TLC. Please come along and see if you think this will work for you - offering a kitchen/diner, cloakroom, lounge/diner and conservatory downstairs! Upstairs are three good size bedrooms and a bathroom, all complimented by gas central heating and solar panels. There's plenty of storage and the quiet location provides easy on street parking and tree lined greens.

FRONT DOOR

Brand new Upvc door opening into

ENTRANCE HALL

Stairs to first floor and doors to

STORAGE

Built in storage cupboards and under stairs cupboard

CLOAKROOM

Double glazed window to front, wc, wash hand basin, tiled splash backs

KITCHEN DINING ROOM

4.11m (13' 6") x 3.15m (10' 4")

Wall and base units with work surfaces over, sink and drainer, tiled splash backs, fitted gas hob, built in eye level oven and microwave, space for three under unit electrical appliances, breakfast bar peninsular with space for bar stools, wall mounted combination boiler for gas central heating, double glazed window to front, large serving hatch opening into

LOUNGE/DINER

5.94m (19' 6") x 2.97m (9' 9")

Double glazed long window and door leading into

CONSERVATORY

4.57m (15' 0") x 2.11m (6' 11")

Wood framed with windows and doors to rear garden

STAIRS

Leading to first floor landing with storage alcove and doors to

BEDROOM THREE

2.67m (8' 9") x 1.96m (6' 5")

Double glazed window to rear overlooking tree lined green

BEDROOM TWO

3.25m (10' 8") x 3.18m (10' 5") to wardrobes

Double glazed window to rear, fitted wardrobes and dressing table

BEDROOM ONE

3.23m (10' 7") x 3.15m (10' 4")

Double glazed window to front

SHOWER ROOM

1.98m (6' 6") x 1.68m (5' 6")

Shower cubicle, wc, wash hand basin, tiled splash backs, obscure glazed window to front

GARDENS

To rear:

Mainly laid with stone, pond, shed

To front:

Space for bins and plants and access to

OUTBUILDING

Brick built storage cupboard

PARKING

Residents car park at the end of the Close

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.

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.

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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.

