



Yew Tree Drive, Kingswood, BS15 4UF

Popular Road | Chain Free | Very Well Maintained | Requires a little Modernisation

Lovely Modern Kitchen | Recently Fitted Shower Room | Sunny Large Garden | Garage

Asking Price: £270,000

HUNTERS[®]
HERE TO GET *you* THERE

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****POPULAR LOCATION - DRIVE & GARAGE****

The paved driveway leads to gated side access to a large flat sunny garden and garage. Internally offering a spacious through lounge diner, modern quality kitchen, double glazing everywhere in good condition, upstairs offers two double bedrooms with fitted storage, and a good size single, newly fitted shower and sink in shower room. This home is situated within walking distance of an outstanding primary school. It's ready to move into and CHAIN FREE!!

FRONT DOOR

Opening into

PORCH

Door into

ENTRANCE HALL

Stairs to first floor, radiator, double glazed window to side, under stairs storage cupboard with automatic light, doors to

LOUNGE

4.11m (13' 6") x 3.66m (12' 0")

Double glazed bay window to front, radiator, wall lights, square archway opening into



ROOM

DINING ROOM

3.38m (11' 1") x 3.23m (10' 7")

Double glazed leded patio doors opening onto patio in garden, radiator, feature fireplace housing back boiler for gas central heating



KITCHEN

4.27m (14' 0") x 2.13m (7' 0")

Cream gloss wall and base units with work surfaces over, built in eye level oven (in brand new condition), solid plate electric hob with extractor fan over, sink and drainer with plastic splash back, space for two appliances, chrome towel radiator, power points with usb, double glazed obscure window to side, two double glazed windows and door to rear garden



STAIRS

Leading to first floor landing with double glazed window to side, loft access and doors to

SHOWER ROOM

2.31m (7' 7") x 1.68m (5' 6")

Part tiled. Wash hand basin with vanity unit beneath, wc, shower cubicle with electric shower, waterproof wall panels, radiator, obscure glazed window to rear



BEDROOM TWO

3.38m (11' 1") x 3.10m (10' 2")

Double glazed window to rear, fitted storage to surround double bed, fitted desk with storage, built in cupboard housing water tank with shelving, double glazed window to rear



BEDROOM ONE

4.22m (13' 10") x 3.07m (10' 1")

Double glazed bay window to front, fitted storage to surround bed including chest of drawers, radiator



BEDROOM THREE

2.72m (8' 11") x 2.36m (7' 9")

Double glazed window to front, radiator



GARDEN

To rear, mainly laid with patio stone, side gated access to front, steps up with hand rail, built in flower beds, stone, mature hedges, gate giving access to



GARAGE

Up and over to rear lane (accessible from Birch Road and Larch Road)

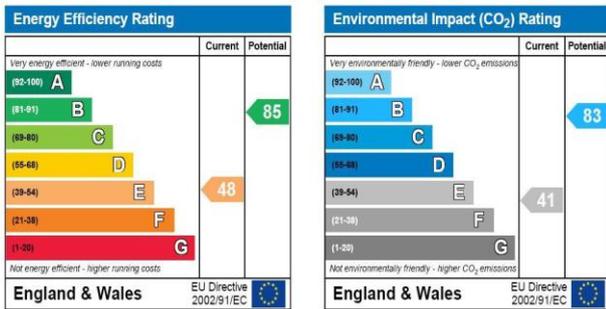


DRIVEWAY

Paved driveway with side flower beds and side access to rear garden



ENERGY PERFORMANCE RATING



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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