



## King Street, Kingswood, Bristol, BS15 1DH

Traditional Semi Detached Family Home | Excellent Location | Requires Modernisation | Three Bedrooms

Lovely Rear Gardens | Recently Installed Wet Room (Bathroom) | Lounge & Sep Dining Room | Bus Stop At The End Of The Road

**Offers In Excess Of: £220,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## King Street, Kingswood, Bristol, BS15 1DH

Hunters Estate Agents are pleased to bring to the market this traditional semi detached family home that requires modernisation. Excellent location and a beautiful rear garden. Offered with No Chain!

### FRONT DOOR TO...

### ENTRANCE HALL

Stairs to first floor, under stair cupboards, doors to lounge, dining room and kitchen.

### LOUNGE

3.89m (12' 9") x 3.73m (12' 3")

Double glazed bay window to front aspect, sliding doors to dining room, power points.

### DINING ROOM

4.37m (14' 4") x 3.51m (11' 6")

Double glazed window to rear aspect overlooking rear gardens, power points.

### KITCHEN

3.20m (10' 6") x 1.80m (5' 11")

Fitted kitchen with base and wall units, sink unit, plumbing for washing machine, space for dryer, electric cooker point, door to lobby.

### REAR LOBBY & CLOAKROOM

Access to storage cupboard, door to downstairs cloakroom, door to rear garden.

Downstairs Cloakroom - WC

### FIRST FLOOR LANDING

### BEDROOM 1

3.76m (12' 4") x 3.35m (11' 0")

Double glazed window, power points.

### BEDROOM 2

3.76m (12' 4") x 2.74m (9' 0")

Double glazed window, power points.

### BEDROOM 3

2.92m (9' 7") x 2.62m (8' 7")

Double glazed window, power points.

### WET ROOM (ORIGINALLY BATHROOM)

Recently installed wet room, shower unit, wash hand basin, WC, double glazed opaque window, tiled splash backs.

## OUTSIDE

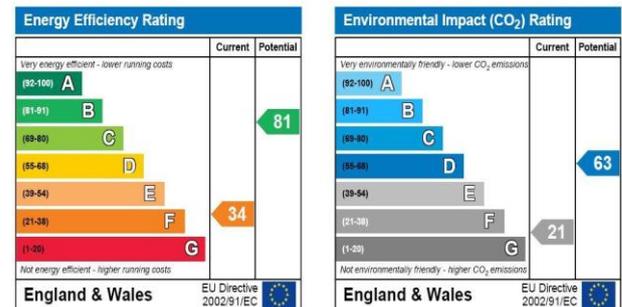
### FRONT GARDENS

Traditional front gardens with side pedestrian access to rear garden.

### REAR GARDENS

Beautiful rear gardens with mature shrubs, trees and plants - see all pictures.

## 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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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.