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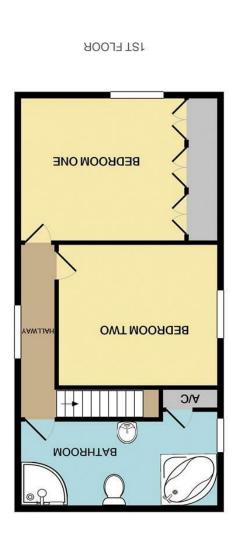
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The Important Bit We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are guide to room layout and design. Items shown in protographs are NOT included in the sale unless services, appliances, equipment, fixtures or fittings listed, to satisfy yourself as to their working order and condition, proven they are offered on an 'as seen' basis. We express have been switched off via sceen' basis. We down, reconneed you canyacts. Please also be aware that if services have been switched off via sceen' basis. We prove need to come through us for all negotiations, their ability to fund the purchase and identification to their ding purchasers will be asked to provide proof of their ability to fund the purchase and identification to their ability to fund the purchase and identification to the ability with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing for your co-operation in order to avoid delay in agreeing





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# 2 Elm Road, Kingswood, Bristol, BS15 9SP £300,000





# Council Tax Band: C | Property Tenure: Freehold

NO CHAIN!! TWO DOUBLE BEDROOMS!! CHARACTER DETACHED HOME!! DRIVEWAY PARKING!! GARDEN!! SPACIOUS ACCOMMODATION!! WELL PRESENTED!! Blue Sky are delighted to offer for sale this charming detached character home located on Elm Road in Kingswood. The property is ideally located close to the local school, amenities in the area and good road links to ring road connections. The current vendor has maintained this home to a good standard and is all set to move in to!! The accommodation comprises: entrance porch, dining room, lounge, conservatory, kitchen and utility/cloakroom. To the first floor you will find two double bedrooms and the spacious bathroom. Externally the property boasts gated driveway parking which opens to the front garden with lawn area and side patio and the added bonus of solar panels! This home must be viewed to appreciate all that is on offer.





#### Porch

room

10'10" x 2'11" (3.30m x 0.89m) UPVC door to front, two double glazed windows to side, tiled flooring, storage cupboard housing fuse board, double glazed window to dining

# **Dining Room**

9'10" x 16'3" max (3.00m x 4.95m max) Radiator, double glazed window to porch, open to lounge.

# Lounge

11'10" max x 15'2" (3.61m max x 4.62m) Radiator, feature fire with inset burner, oak double glazed bi-fold doors to conservatory.

# Conservatory

6'6" x 10'4" (1.98m x 3.15m) Radiator, of UPVC construction, tiled flooring, double glazed windows and double glazed patio doors to front garden.

### Kitchen

8'10" narrowing to 5'7" x 15'10" narrowing to 5'10 (2.69m narrowing to 1.70m x 4.83m narrowing to 1.78)

Double glazed window to rear, radiator, understairs storage cupboard, worktops, tiled splashbacks, integral fridge/freezer, wall and base units, cooker hood, space for gas cooker, L-shaped, double glazed door to side, one and half bowl sink/drainer, door leading to stairs to first floor landing, integral dishwasher, unit down lights.

#### First Floor Landing

14'4" x 2'11" narrowing to 2'7" (4.37m x 0.89m narrowing to 0.79m ) Double glazed window to side, radiator, loft access with drop down ladder.

# Bedroom One

10'11" x 13'3" to wardrobe (3.33m x 4.04m to wardrobe) Double glazed window to front, radiator, built in wardrobes and shelving.

# Bedroom Two

9'10" x 12'1" (3.00m x 3.68m) Double glazed window to side, radiator.

#### Bathroom

15'11" x 6'10" narrowing to 5'6" (4.85m x 2.08m narrowing to 1.68m)

Double glazed window to side, tiled walls, airing cupboard housing gas boiler and tank, radiator, heated towel rail, wash hand basin, extractor fan, W.C, shower cubicle.

# Rear

Side gate, outside tap.

# Side Garden

Patio area, raised borders, garden shed.

Front Garden Lawn area, trees, shrubs bordering, plants, hedges to front, wood store.

#### riveway



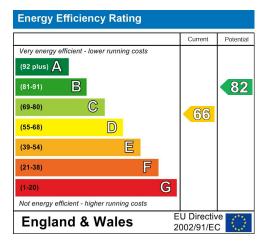


## Utility/Cloakroom

8'8" 10<sup>7</sup>8" max (2.64m 3.25m max) Double glazed window to front, under floor heating, wall and base units, wash hand basin, W.C., tiled splash backs, solar panel system, worktops, space for tumble dryer, space for washing machine, extractor fan. For one car via double gates, open to front garden.

#### Agent Note

The vendor has advised the solar panels generate a revenue of approx £600 per year.





| The Property<br>Ombudsman | arla   propertymark | naea   propertymark |
|---------------------------|---------------------|---------------------|
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