

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 approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainaged down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit!

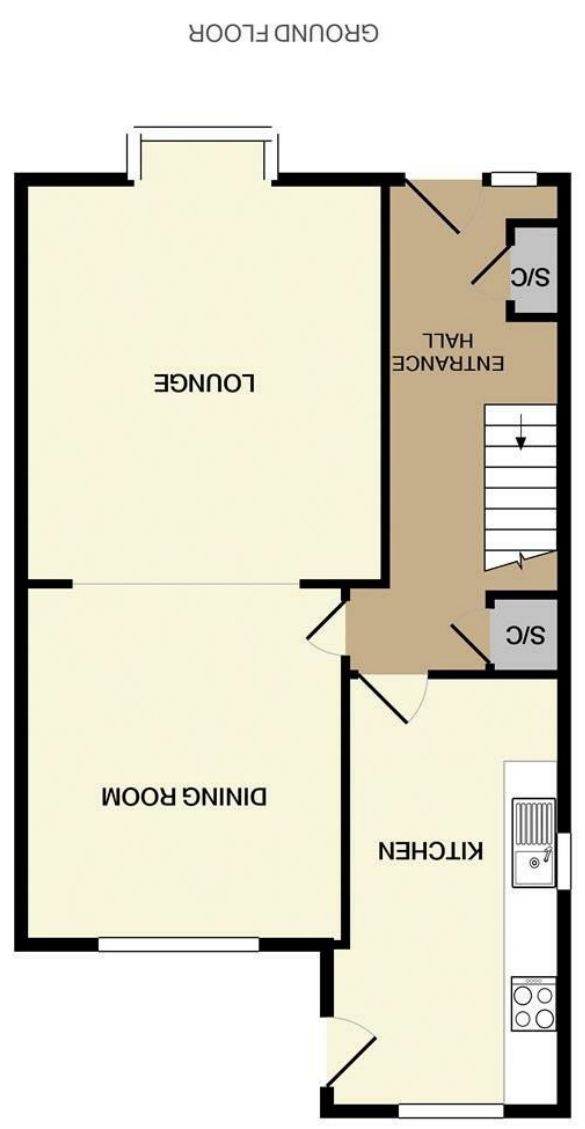
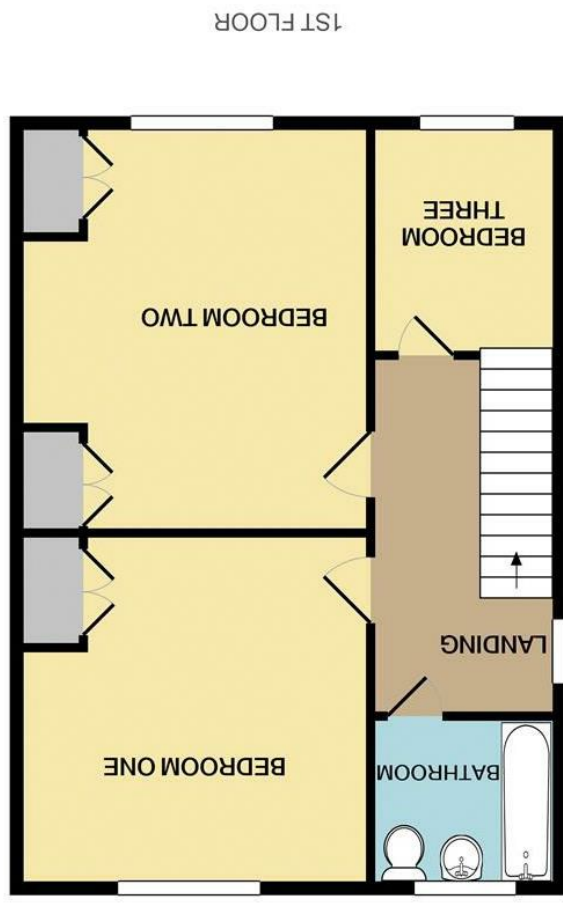
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Get in touch to arrange a viewing!

Like what you see?



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22 Counterpool Road, Kingswood, Bristol, BS15 8DQ

£269,950



Council Tax Band: C | Property Tenure: Freehold

THREE BEDROOM SEMI-DETACHED HOME!! SPACIOUS ACCOMMODATION!! TWO RECEPTIONS!! DRIVEWAY PARKING!! MODERN KITCHEN AND BATHROOM!! FANTASTIC SIZE GARDEN!! Blue Sky property are proud to offer for sale this fantastic three home located on Counterpool Road in Kingswood. The property is ideally located close to local amenities, schools and Kingswood High Street. The accommodation comprises: entrance hall with storage cupboards, lounge, dining room and modern kitchen to the ground floor. On the first floor can be found bedroom one, two further bedrooms and the main bathroom. Externally the property boasts driveway parking for one car and a superb rear garden. A must view home, call today to arrange your viewing!!



Entrance Hall

17'5" narrowing to 4'0" x 6'11" narrowing to 5'1" (5.18m x 1.52m narrowing to 1.22m x 2.11m narrowing to)
Double glazed door and window to front, storage cupboard, stairs to first floor landing, ceiling coving, radiator, under stairs storage cupboard, fuse board, L-shaped.

Lounge

14'4" into bay x 12'11" max (4.37m into bay x 3.94m max)
Double glazed bay window to front, radiator, gas fire with central heating back boiler, open to dining room.

Dining Room

12'9" x 11'2" max (3.89m x 3.40m max)
Double glazed window to rear, radiator.

Kitchen

15'6" x 7'9" narrowing to 6'9" (4.72m x 2.36m narrowing to 2.06m)
Double glazed windows to side and rear, double glazed door to side, wall and base units, worktops, tiled splash backs, tile effect flooring, stainless steel sink/drain, space for fridge/freezer, integral washer/dryer, integral dishwasher, wine rack, cooker hood, space for electric cooker.

First Floor Landing

11'4" x 6'9" (3.45m x 2.06m)
Double glazed window to side, loft access, ceiling coving.

Bedroom One

12'8" x 11'5" into wardrobe (3.86m x 3.48m into wardrobe)
Double glazed window to rear, radiator, hanging rails, built in wardrobe.

Bedroom Two

12'6" x 11'5" into wardrobe (3.81m x 3.48m into wardrobe)
Double glazed window to front, radiator, built in shelving cupboard with hot water tank, over head storage, built in wardrobe.

Bedroom Three

8'2" x 6'9" (2.49m x 2.06m)
Double glazed window to front, radiator.

Bathroom

5'5" x 6'9" (1.65m x 2.06m)
Double glazed window to rear, W.C., wash hand basin, enclosed bath with shower over, extractor fan, heated towel rail, tile effect flooring, part tiled walls.

Rear Garden

Patio, decking area, garden shed, outside power, raised borders, mainly laid to lawn, gated side access.

Front/Driveway

Parking for one car, area laid to gravel, wall to front.

Agent Note

The vendor has advised the property is freehold with a yearly ground rent of £4.50p.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

