



105 KINGS WESTON AVENUE,  
BRISTOL, BS11 0AH

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**GOODMAN  
& LILLEY**



### Porch

Window to front, tiled floor, door to hallway.

### Hallway

Double glazed window to front, laminate flooring, coving, radiator, stairs to first floor with designer storage below, door to kitchen/breakfast room.

### Kitchen/Breakfast Room

Double glazed windows to side and rear, door to side access, space for American fridge/freezer, breakfast bar, Corian effect worksurfaces with inset twin bowl sink unit with spray tap over fitted storage base units, matching wall cabinets, kickboard electric heater, Neff double electric oven, Neff 5 ring gas hob with cooker hood over, plumbing for washing machine and separate dishwasher, combination boiler, service hatch and separate door to dining room.

### Dining Room

Double glazed patio door to rear garden, laminate flooring, bespoke limestone fireplace with inset wood burner, coving, radiator, archway to open plan lounge.

### Lounge

Double glazed bay window to front, laminate flooring, TV point, telephone point, coving, radiator.

### Landing

Double glazed window to side, loft access, coving.

### Bedroom 1

Double glazed bay window to front, built in fitted wardrobes with multi design storage, TV point, radiator, recessed ceiling lighting.

### Bedroom 2

Double glazed window to rear, built in and separate fitted wardrobes, radiator, coving.

### Bedroom 3

Double glazed window to front, oak flooring, radiator, coving.

### Bathroom

Double glazed window to rear, tiled floor and walls, wash hand basin on pedestal, low level WC, chrome heated towel rail, walk in triple shower cubicle with mains shower over incorporating separate hand held spray head and fixed rainfall shower head, recessed ceiling lighting, extractor fan.

### Front Garden

Block paved to offer off road parking for two cars and a pathway to front door.

### Rear Garden

Gated access from side and rear of the property, lawn with patios to three sides, fourth patio at rear of garden adjacent to garage with power and light, timber storage shed, rockery, borders and beds stocked with a variety of shrubs, outside light and outside tap.

### Garage

With up and over door, personnel door to rear garden and window to side. The garage has both power and light.

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- Semi detached
  - Extended modern kitchen
  - Off road parking
  - 3 bedrooms
  - Refitted shower room
  - 69' rear garden

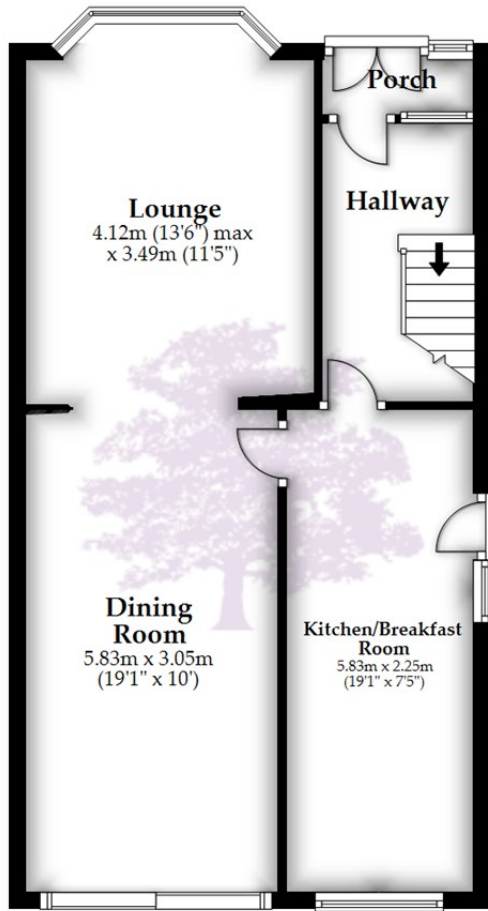


OFFERS IN EXCESS OF £300,000



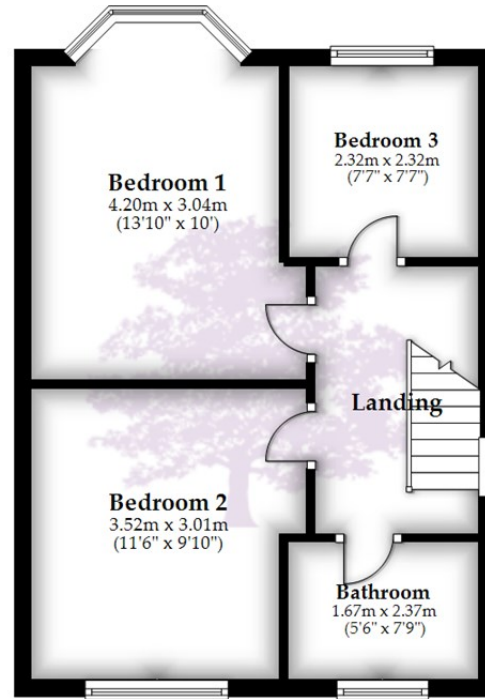
## Ground Floor

Approx. 54.7 sq. metres (588.5 sq. feet)



## First Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



Total area: approx. 94.7 sq. metres (1019.4 sq. feet)

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