

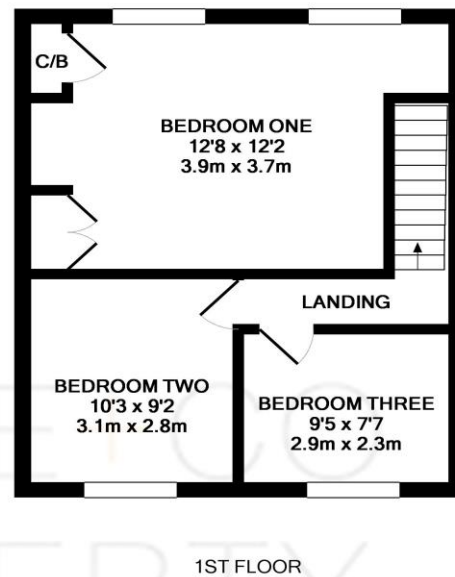
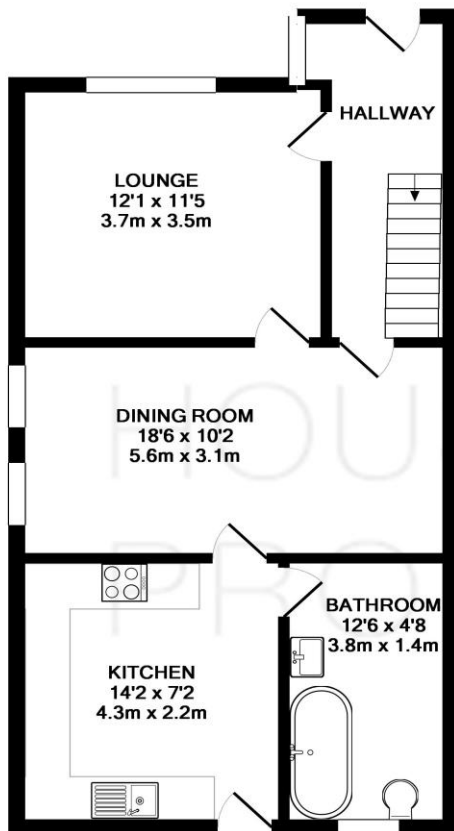
## Hill Street Kingswood Bristol BS15 4EZ • £265,000



3 BEDROOMS • 1 BATHROOMS • 2 RECEPTIONS • TENURE: Freehold

**CHARACTER PROPERTY**  
**3 BEDROOMS**  
**SEMI-DETACHED**  
**MODERN KITCHEN**  
**DOWNSTAIRS BATHROOM**  
**REAR GARDEN**  
**DRIVEWAY**  
**NO CHAIN**  
**FIREPLACES**

Beautifully presented three bedroom semi detached property situated on Hill Street, Kingswood with access to local shops and amenities. This lovely home is full of character with it's fireplaces and exposed brickwork. The accommodation comprises of an entrance porch/cloakroom. A lounge with feature fireplace to the front of the property and a full width dining room with additional fireplace. The modern kitchen is fitted with a Belfast style sink, wooden worktops and built in cooker. The spacious bathroom has a roll edge free standing bath and separate shower. Access to garden is via a rear lobby/utility area. Upstairs there are three great size bedrooms. The master has two windows to the front and built in wardrobes. Outside you'll find a lovely rear garden mainly laid to lawn and gated access to the driveway. The property also comes with no onward chain. Viewings are a must to fully appreciate all the character this home has to offer!



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Room sizes

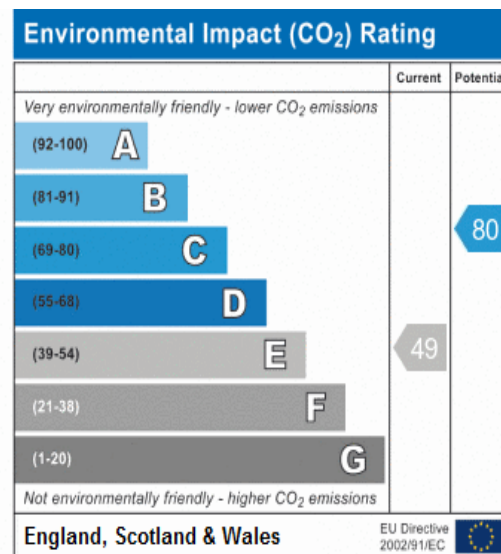
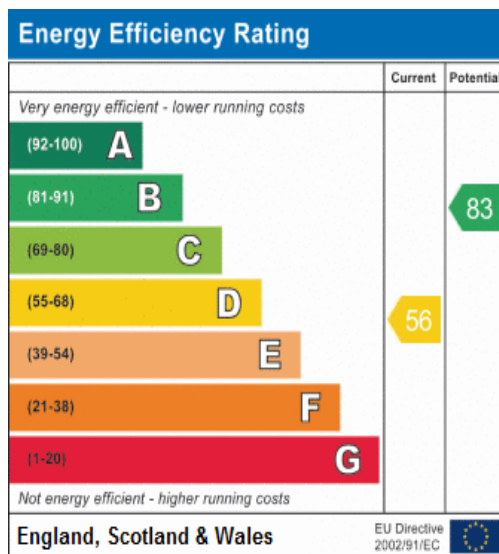
### GROUND FLOOR

Hallway	
Lounge	12' 1" x 11' 5" (3.68m x 3.48m)
Dining Room	18' 6" x 10' 2" (5.63m x 3.10m)
Kitchen	14' 2" x 7' 2" (4.31m x 2.18m)
Bathroom	4' 8" x 12' 6" (1.42m x 3.81m)

### FIRST FLOOR

Landing	
Bedroom One	12' 8" x 12' 2" (3.86m x 3.71m)
Bedroom Two	9' 2" x 10' 3" (2.79m x 3.12m)
Bedroom Three	9' 5" x 7' 7" (2.87m x 2.31m)





## General information

Money Laundering Regulations 2003 – Intending purchasers will be asked to produce identification documents prior to the agreement of a sale. You will be informed of acceptable documentation upon making an offer to this office.

These particulars do not constitute part or all of an offer of contract.

The measurements indicated are supplied for guidance only and as such must be considered approximate.

Potential buyers are advised to recheck the measurements before committing to any expense.

House + Co Property have not tested any equipment, fixture, fitting, apparatus or services and cannot guarantee that they are in working order.

House + Co Property have not sought to verify the legal title of the property and the buyers must obtain verification from their legal representative.

House + Co Property prepared these details for themselves in good faith and whilst believed to be correct, we give notice that none of the statements contained in these particulars for this property are to be relied upon as statements or representation of fact. Some statements are inevitably subjective, and are therefore the view of the author at the time the information was prepared. If any items are important to you, then please check with the office first, especially if you are travelling some distance to view.

## Note regarding floorplan

The computer-generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for accuracy. Purchasers should satisfy themselves as to the layout of the property prior to making any decision to buy.