

Hillside Avenue Kingswood Bristol BS15 8BP • £325,000



4 BEDROOMS • 2 BATHROOMS • 2 RECEPTIONS • TENURE: Freehold

FOUR BEDROOMS
SET OVER THREE FLOORS
80FT+ REAR GARDEN
DOUBLE GARAGE
OFF STREET PARKING
OPEN PLAN LIVING AREA
FOUR-PIECE SUITE BATHROOM
MASTER ENSUITE

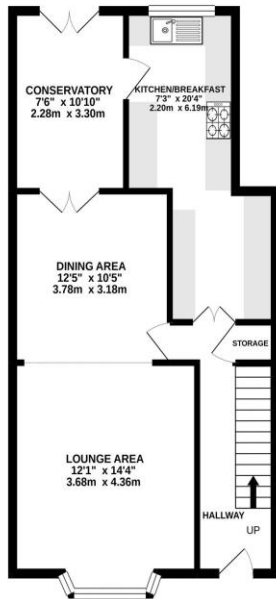
Set over three floors sits this extended and well presented four bedroom family home, located within walking distance of Kings Chase Shopping Centre, outstanding schools and playing fields. The property comprises of a entrance hallway leading to a spacious 28ft open-plan lounge/dining room, extended contemporary kitchen/breakfast area and a conservatory to the ground floor along with three bedrooms and a four-piece suite family bathroom to the first floor. Master bedroom with ensuite can be found to the second floor. Further benefits include; gas central heating via combination boiler, uPVC double glazing, 80ft family rear garden, double garage and off-street parking for two vehicles; Ideal for growing families alike!



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.

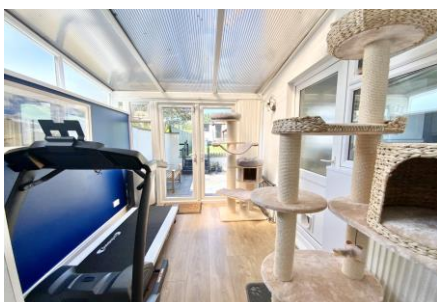
1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.

2ND FLOOR
276 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA: 1355 sq.ft. (125.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2020



Room sizes

GROUND FLOOR

Lounge	12' 1" x 14' 4" (3.68m x 4.37m)
Dining Room	12' 5" x 10' 5" (3.78m x 3.17m)
Kitchen/Breakfast Room	7' 3" x 20' 4" (2.21m x 6.19m)
Conservatory	7' 6" x 10' 10" (2.28m x 3.30m)

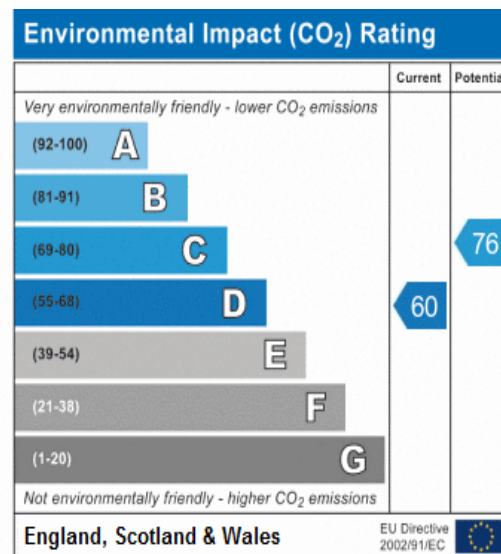
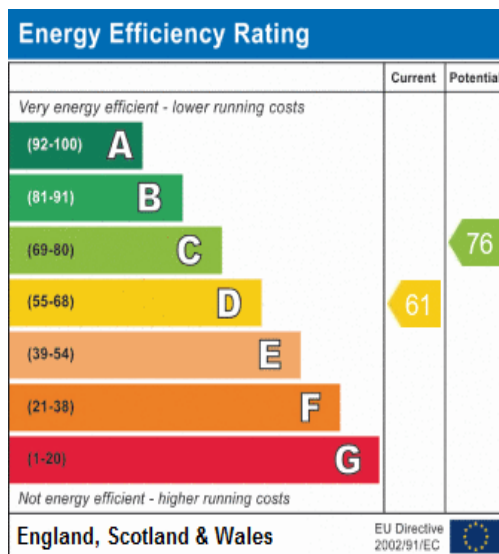
FIRST FLOOR

Bathroom	7' 3" x 9' 10" (2.21m x 2.99m)
Bedroom Two	11' 2" x 14' 6" (3.40m x 4.42m)
Bedroom Three	10' 8" x 12' 5" (3.25m x 3.78m)
Bedroom Four	6' 10" x 9' 4" (2.08m x 2.84m)

SECOND FLOOR

Bedroom One	17' 11" x 17' 8" (5.46m x 5.38m)
Ensuite	





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.