Connells

Wood Road
Kingswood BRISTOL

Wood Road
Kingswood BRISTOL BS15 8DT

for sale
£210,000

Property Description

Situated in a convenient Kingswood location, this spacious one-bedroom ground floor flat is an ideal first-time purchase, investment opportunity or property for those looking to downsize. The accommodation is well laid out and briefly comprises an entrance hallway leading to a generous lounge, a separate kitchen/dining room, a good-sized double bedroom and a bathroom. Externally, the property further benefits from a private enclosed garden, providing an excellent space for relaxing or entertaining. Wood Road is well positioned for easy access to Kingswood High Street, offering a wide range of shops, supermarkets, cafés and other everyday amenities. There are excellent public transport links into Bristol city centre, while nearby road connections provide convenient access to the A4174 Ring Road and surrounding areas. The property is also within easy reach of local parks, schools and healthcare facilities, making it an attractive location for a variety of buyers.

Lounge

13' 9" x 10' 10" (4.19m x 3.30m)

Central heating radiator, laminate flooring, door off to bedroom, coal effect fireplace with mantle over, storage cupboard, open access to kitchen/dining room.

Bedroom

10' 8" x 9' 8" (3.25m x 2.95m)

UPVC double glazed glass bay window to the front aspect, central heating radiator, two fitted wardrobes, wood effect flooring.

Kitchen/Dining Room

13' 7" x 9' 6" (4.14m x 2.90m)

Tiled flooring, a range of base units and drawers with rolled edge worktops over and matching wall units, a four ring gas hob with extractor hood above, integrated oven and grill, stainless steel sink and drainer with mixer taps, UPVC double glazed glass window to the rear aspect, partly glass ceiling, Includes the integrated fridge, integrated freezer and integrated dishwasher, Underfloor heating, door off to a hallway.

Hallway

Door off to bathroom and UPVC double glazed door leading out to the rear garden, storage cupboard.

Bathroom

UPVC double glazed obscured glass window to the rear aspect, a panelled bath tub with mixer taps and shower screen, low level flush wc, a vanity hand wash basin with mixer taps, fully tiled around .

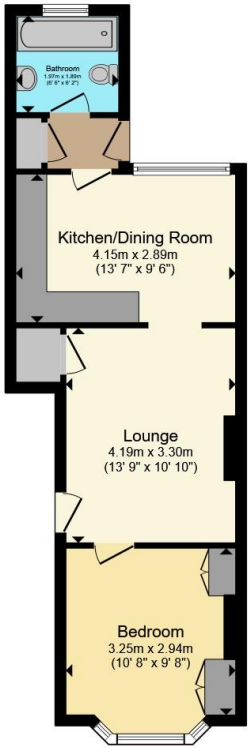
Outside

Rear Garden

Partly paved and partly laid with astro turf, enclosed with fencing, a garden summer house/shed.

Agent's Note

The property benefits from a newly installed boiler with a 7-year warranty and residents' permit parking.



Total floor area 45.5 m² (490 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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1 Regent Street Kingswood
BRISTOL BS15 8JX

EPC Rating: C

Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/KWD311580

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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