

Connells

Kingsway
St. George Bristol

Kingsway
St. George Bristol BS5 8NF

for sale
£575,000







Property Description

Situated within the popular St George area of Bristol, Kingsway offers excellent access to local shops, schools, parks and transport links. The property is conveniently positioned for commuting into Bristol city centre whilst also benefiting from easy access to Kingswood High Street and the nearby green open spaces of St George Park, making it an ideal location for families and professionals alike. Options available to select the flooring through the developer. Call us today on 0117 9353013 to arrange a viewing!!

Entrance Hall

Skylight window, tiled flooring, doors off to principal rooms and to a boiler room, storage cupboard, under-floor heating.

Lounge/Dining Room

21' 6" x 17' 2" (6.55m x 5.23m)

Bi-folding and UPVC double glazed glass french doors leading out to the either sides of the rear garden, under-floor heating, open access to kitchen.

Kitchen

14' 11" x 12' (4.55m x 3.66m)

UPVC double glazed window to the rear side, a range of base units and drawers with rolled edge worktops over, matching wall units, stainless steel sink with mixer taps, integrated oven and grill, integrated fridge/freezer, space for washing machine, electric hob with extractor hood above, under-floor heating.

Bedroom One

16' 2" x 11' 10" (4.93m x 3.61m)

UPVC double glazed window, under-floor heating.

En-Suite

UPVC double glazed obscured glass window, low level flush wc, vanity hand wash basin, cubical shower with main showers above, chrome heated towel radiator, under-floor heating, extractor fan, tiled flooring.

Bedroom Two

12' 3" x 9' 10" (3.73m x 3.00m)

UPVC double glazed window, under-floor heating.

Bedroom Three

12' 3" x 11' 11" (3.73m x 3.63m)

UPVC double glazed window, under-floor heating.

Bathroom

UPVC double glazed obscured glass window, vanity hand wash basin, low level flush wc, bathtub with mixer taps, cubical shower with main showers above, extractor fan, tiled flooring, chrome towel radiator, under-floor heating.

Garage

20' x 19' (6.10m x 5.79m)

A double garage is located at the front aspect of the property with an electric gated access.

Outside

To the Front

A patio area and garage, enclosed by fencing with gated access. The property also benefits from 10 solar panels, located at the front of the property

To the Rear

A fully enclosed garden with fencing, featuring a patio area and a lawn.







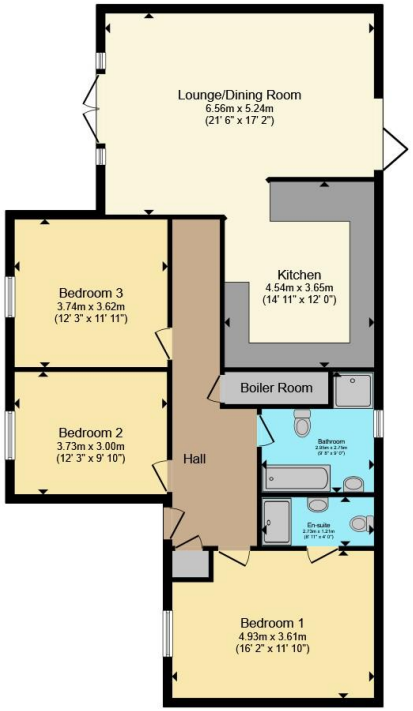




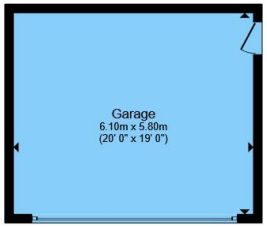








Floor Plan



Garage

Total floor area 145.2 m² (1,563 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

Connells

To view this property please contact Connells on

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1 Regent Street Kingswood
BRISTOL BS15 8JX

EPC Rating: Awaited

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KWD311907

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.