



113, Orchard Road, Kingswood Bristol, South
Gloucestershire, BS15 9TZ

£285,000

Anne James Estate Agents are pleased to offer for sale this extended three bedroom middle terrace property set within a popular area close to Kingswood Park. The well presented accommodation which has tastefully decorated has been extended to the ground floor comprises of light and airy kitchen with double doors leading onto a lounge/dining room with doors leading out onto the rear garden. To the first floor are three bedrooms and a modern shower room. To the rear of the property is an enclosed garden which is mainly patio with borders and is enclosed with steps leading up to gate which leads onto a parking space. This is an ideal opportunity for a First time buyer to achieve their first steps on the ladder. (Please note that this property was originally a two bedroom)

Entrance

Composite door leading to the hallway.

Entrance Hallway

Stairs to the first floor accommodation, laminate flooring, radiator, under stairs storage cupboard, archway leading to the kitchen/dining room.

Kitchen/Dining Room

11' 1" x 8' 7" (3.37m x 2.61m)

uPVC double glazed window to the front, range of cream high gloss wall and base units with rolled edge work surfaces, tiled splashbacks, range gas cooker, one and half bowl stainless steel sink unit, space for fridge freezer, washing machine, dishwasher, double glass doors leading to the lounge/dining room.

Lounge/Dining Room

19' 8" x 14' 8" narrowing to 11' 7" (6.00m x 4.47m narrowing to 3.52m)

uPVC double glazed french doors leading to the rear garden, uPVC double glazed window, single radiator, Minster stone fire surround with gas fire insert, TV point.

First Floor Landing

Doors leading to the bedrooms and bathroom, access to the loft space.

Bedroom One

8' 8" x 11' 9" (2.64m x 3.57m)

uPVC double glazed window to the front, single radiator, built in wardrobes with over bed storage, TV aerial point.

Bedroom Two

11' 6" x 7' 1" nowwing to wardrobe 5' 6" (3.50m x 1.67m narrowing to wardrobe 1.67m

uPVC double glazed window to rear, single radiator, built in double wardrobe.

Bedroom Three

8' 11" x 7' 2" (2.72m x 2.18m)

uPVC double glazed window to the rear, single radiator. TV aerial point.





Shower Room

uPVC double glazed obscure window to the front, enclosed corner shower cubicle with shower screen panels, WC and sink unit built into white combination unit, stainless steel radiator, vinyl flooring, extractor fan.

Outside

Front : Steps to the front door, tiered front garden with shrubs and shingle, patio area, outside water tap.



Rear Garden

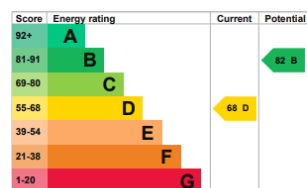
Laid to patio with borders, steps leading to a gate which provides off street parking place, enclosed by brick wall.



Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

113 Orchard Road

Approximate Gross Internal Area = 78.4 sq m / 844 sq ft



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1072573
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol