



15, Kingscote Park, St George, Bristol,
BS5 8QU

£325,000

Quietly positioned in this sought after cul-de-sac is this 3 bedroom end of terrace family home. The property provides spacious, light and airy accommodation which benefits from gas central heating and Upvc double glazing to briefly include an entrance porch, a generous lounge, a conservatory and open concept kitchen /dining room to the ground floor. Upstairs can be found three spacious bedrooms and a modern white shower room. Outside at the rear, there is an enclosed south facing garden which has been paved for low maintenance with areas of artificial grass and far reaching views. There is gated side access to the front of the property and a single garage located in a block with additional parking to the front. Situated on the borders of St George and Hanham and well placed for bus routes into Bristol City Centre, early viewing is advised.

Entrance

The entrance to the property is through a Upvc double glazed obscure window to the porch.

Entrance porch

6' 6" x 3' 10" (1.98m x 1.18m)

Upvc obscure double glazed window to the front, obscure glazed door and window into the lounge.

Lounge

16' 7" x 13' 7" (5.05m x 4.14m)

Upvc double glazed floor to ceiling window to the front, feature fireplace with gas fire, wall lights, three radiators, TV point, glazed French doors into the open concept kitchen /dining room, staircase to the first floor.

Dining Area

16' 9" x 9' 3" (5.10m x 2.81m)

Upvc double glazed French doors to the conservatory, under stair storage cupboard, opening into the kitchen.

Kitchen

9' 5" x 8' 6" (2.88m x 2.60m)

Upvc double glazed window to the rear, range of wall and base units with rolled edge work surfaces, stainless steel sink, integrated oven and gas hob, filter hood, tiled splash backs, down lighting, space for a washing machine, space for a dishwasher, space for a fridge/freezer, wall mounted 'Worcester' gas boiler.

Conservatory

10' 6" x 6' 6" (3.20m x 1.98m)

Upvc double glazed construction with poly carbonate roof, wall lights, door to the rear garden.

First Floor Landing

Access to boarded and insulated loft space with a ladder and light.

Bedroom One

11' 10" x 9' 11" (3.61m x 3.01m)

Upvc double glazed window to the front, radiator.

Bedroom Two

11' 2" x 9' 11" (3.40m x 3.01m)

Upvc double glazed window to the rear with far reaching views, radiator.





Bedroom Three

7' 7" x 6' 1" (2.32m x 1.86m)

Upvc double glazed window to the front, radiator.

Shower Room

6' 4" x 6' 0" (1.92m x 1.84m)

Upvc double glazed obscure window to the rear, low level WC, pedestal wash hand basin, shower cubicle with marine board and an electric shower and radiator.



Garage

There is a garage located in a nearby block with up and over door and parking to the front. (second on left as you drive into cul de sac)

Local Authority

Bristol City Council

Tenure

Freehold

Council Tax Band

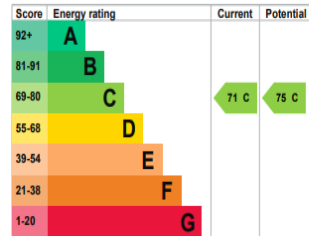
Council Tax Band C



Energy rating and score

This property's energy rating is C. 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

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