



5, Station Court, Kingswood Bristol, South  
Gloucestershire, BS15 4FX

£319,950

Pleasantly tucked away and occupying a convenient location close to the High Street of Kingswood is this impressive three bedroom semi detached town house. This well presented property benefits from Upvc double glazing and gas central heating to briefly comprise of an entrance hallway, modern kitchen and lounge over looking the attractive rear garden, At first floor level there can be found two bedroom and a modern white family bathroom, Another staircase leads to the top floor where the principal bedroom can be found along with an en-suite and walk in wardrobe. Further benefits include a private enclosed rear garden, a single garage found in nearby block and an allocated parking space. Sure to be of great interest, early viewing is highly recommended.

### Entrance

The entrance to the property is through a double glazed door to the entrance hallway.

### Entrance Hallway

Staircase to the first floor, door into the kitchen, radiator, inset spot light.

### Kitchen

Upvc double glazed window to the front, range of modern wall and base units with square edge work surfaces and tiled splash backs, stainless steel oven , gas hob and extractor hood, stainless steel 1.5 bowl sink with mixer tap, space for a washing machine space for a fridge and freezer, under unit lighting, inset spot lights, double radiator, under stair storage cupboard, door into the lounge and door into the cloakroom.

### Cloakroom

5' 8" x 2' 5" (1.72m x 0.74m)

Upvc double glazed window to the side, low level WC, pedestal wash hand basin, radiator, inset spot lights.

### Lounge

14' 4" x 11' 8" (4.38m x 3.55m)

Upvc double glazed window and French doors to the rear, two double radiators, TV point.

### First Floor Landing

Upvc double glazed window to the side, doors to bedrooms one and two, door to the family bathroom, door leading to a staircase which leads to the principal bedroom.

### Bedroom Two

11' 7" x 10' 9" (3.53m x 3.28m)

Upvc double glazed window to the rear, radiator.

### Bedroom Three

9' 3" x 5' 3" (2.81m x 1.61m)

Upvc double glazed window to the front, TV and telephone point, wall lights.

### Bathroom

5' 9" x 5' 3" (1.76m x 1.59m)

Low level WC, pedestal wash hand basin, panel bath with shower attachment, tiled splashbacks, shaver point, extractor fan and radiator.





### Principal bedroom

12' 1" x 11' 5" (3.68m x 3.48m)

This room is accessed via a second staircase. Upvc double glazed window to the front, TV and telephone points, walk in wardrobe with light, double radiator, door to En suite.

### En Suite

6' 11" x 5' 3" (2.12m x 1.60m)

Velux window to the rear, tiled shower cubicle, low level WC, pedestal wash hand basin, radiator.

### Garage

There is a single garage with an up and over door located under a nearby coach house. (The garage has a lease of 999 years from October 2008).

### Allocated parking space

There is an allocated parking space No 5 located opposite the garage.

### Rear Garden

There is gated access to the rear garden which is enclosed and private. It is mainly laid to patio and artificial grass

### Tenure

Freehold

### Local Authority

South Gloucestershire

### Council Tax Band

Band C



### Energy rating and score

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

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

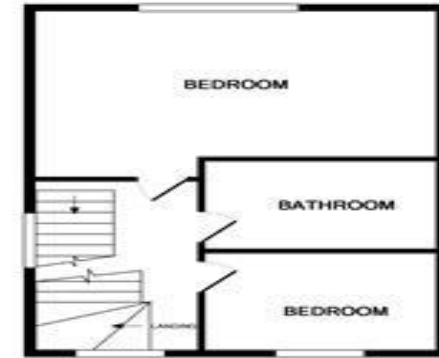
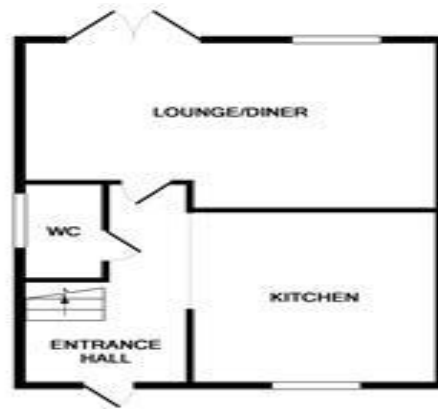
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current 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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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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.

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Bristol