annejames Experts in property since 1991



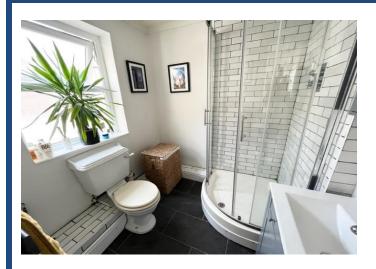
£298,000

37 Forest Road Kingswood Bristol BS15 8EW

SPACIOUS ACCOMMODATION *PERIOD FEATURES* *MODERN KITCHEN AND SHOWER ROOM* *UPVC DOUBLE GLAZING* *TWO GENEROUS DOUBLE BEDROOMS* *ENCLOSED REAR GARDEN*



89A BATH ROAD LONGWELL GREEN BRISTOL BS30 9DF Tel: 0117 9328611 www.annejames.co.uk

















The accommodation comprises more fully as follows: - (all measurements are approximate)

Entrance

Upvc double glazed door into entrance lobby, tiled flooring, half glazed door into the hallway.

Hallway

Staircase to the first floor, radiator, door into reception one, door into reception two, exposed and painted floorboards.

Reception Two 10' 9" x 10' 6" max (3.27m x 3.19m)

Upvc double glazed bay window to the front, exposed and painted floorboards,TV and telephone point, feature fireplace, coving, radiator, ceiling cornice.

Reception One 14' 1" x 11' 7" (4.30m x 3.53m)

Upvc double glazed French doors to the rear garden, feature fireplace with wood burner, radiator, coving, storage recess, wall lights, door into the kitchen.

Kitchen 8' 0" x 5' 10" (2.44m x 1.77m)

Upvc double glazed window to the side, opening into rear lobby, range of wall and base units with woodblock work surfaces and tiled splashbacks, 1.5 bowl composite sink with mixer tap, space for a fridge /freezer, space for a gas cooker with filter hood over, coving tiled floor.

Lobby

Obscure double glazed door to ther rear, double radiator, tiled floor, door into the shower room.

Shower Room 6' 4" x 6' 2" (1.93m x 1.87m)

Upvc double glazed obscure window to the side, corner shower cubicle with mains shower and tiled splashbacks, low level WC, vanity wash hand unit with inset basin and mixer tap and storage under, tiled flooring, extractor fan.

Landing

Exposed and painted floorboards, doors into bedrooms one and two.

Bedroom One 14' 1" x 10' 4" (4.29m x 3.16m)

Two Upvc double glazed windows to the front, exposed and painted floorboards, coving, double radiator.

Bedroom Two 13' 4" x 11' 6" (4.06m x 3.51m)

Upvc double glazed window to the rear, exposed and painted floorboards, double radiator, storage cupboard.

Local Authority

South Gloucestershire

Tenure Freehold

Fleenolu

Council Tax Band Band B

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.

We have not carried out a detailed 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.

