



G R E G O R Y S
— E S T A T E A G E N T S —

71 Downend Road
Kingswood, BS15 1SP

Offers Over £315,000



Located in a popular residential area, within easy reach of nearby convenient amenities and on excellent bus routes to the city centre, can be found this attractive double bay fronted Victorian home, offered with vendor suited. The property benefits from an extended ground floor arrangement, benefitting from comfortable room proportions throughout and a well balanced arrangement over both floors. The property welcomes with an entrance hall, leading to a bay fronted lounge to the front aspect with feature fireplace & charming coving. An open plan kitchen/diner sits to the rear of the ground floor, with the bright dining area overlooking the westerly facing garden. A neutral three piece bathroom & rear lobby area complete the ground floor offering. Upstairs, four bedrooms can be found, three of which double, with the fourth bedroom lending itself to a home office, nursery or dressing area. Externally, this attractive Victorian home benefits from a low maintenance garden and private rear aspect. A characterful period home bursting with charm, an early viewing comes highly recommended.

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ACCOMMODATION

ENTRANCE HALL

Composite door to front aspect with obscured glass window above, exposed wooden floorboards, feature coving.

HALLWAY

Feature stained glass internal door, stairs to first floor, doors to rooms, feature coving, feature arch coving, fitted cupboard housing consumer unit & electric meter.

LOUNGE 15' 1" x 12' 6" (4.60m x 3.80m)

uPVC double glazed bay windows to front aspect, radiator, feature fireplace, exposed wooden floorboards.

KITCHEN 12' 6" x 12' 2" (3.80m x 3.70m)

A generous selection of matching wall & base units with wooden worksurface over, space & gas connection for freestanding 'Range' style cooker, with fitted extractor hood over, space for freestanding fridge freezer, space & plumbing for dishwasher. Undermount 'Belfast' sink with mixer tap, tiled splashbacks, exposed wooden floorboards, feature coving, small internal window through to rear lobby.

DINING AREA 16' 1" x 10' 5" (4.90m x 3.18m)

uPVC double glazed door to rear aspect, uPVC double glazed window to rear aspect, wood effect LVT flooring, opening to rear lobby.

REAR LOBBY

Understairs storage area with plumbing & power supply for washing machine, door to bathroom, opening to dining area.

BATHROOM

A neutral three piece suite comprising low level WC, wash hand basin with hot & cold taps set in vanity unit, and panelled P shape bath with hot & cold taps & glass shower screen. Tiled splashbacks, heated towel radiator uPVC double glazed window with obscured glass to rear aspect, fitted cupboard housing 'Worcester' combination boiler, wood effect LVT flooring, extractor fan.

LANDING

Stairs to ground floor, loft hatch, airing cupboard with shelving (plumbing in place from previous shower fixture), doors to rooms.

BEDROOM 1 14' 7" x 8' 11" (4.45m x 2.71m)

uPVC double glazed bay window to front aspect, radiator.

BEDROOM 2 12' 4" x 9' 1" (3.77m x 2.76m)

uPVC double glazed window to rear aspect, radiator, wood effect LVT flooring.

BEDROOM 3 10' 0" x 8' 2" (3.04m x 2.50m)

uPVC double glazed window to rear aspect, radiator, wood effect LVT flooring.

BEDROOM 4 11' 2" x 6' 3" (3.40m x 1.90m)

uPVC double glazed window to front aspect, radiator.

REAR GARDEN

Westerly facing rear garden, laid to lawn with patioed area, enclosed with boundary wall & fencing, and benefitting from gated rear access.

FRONT ASPECT

Low maintenance courtyard garden laid with shingle, enclosed with boundary wall.

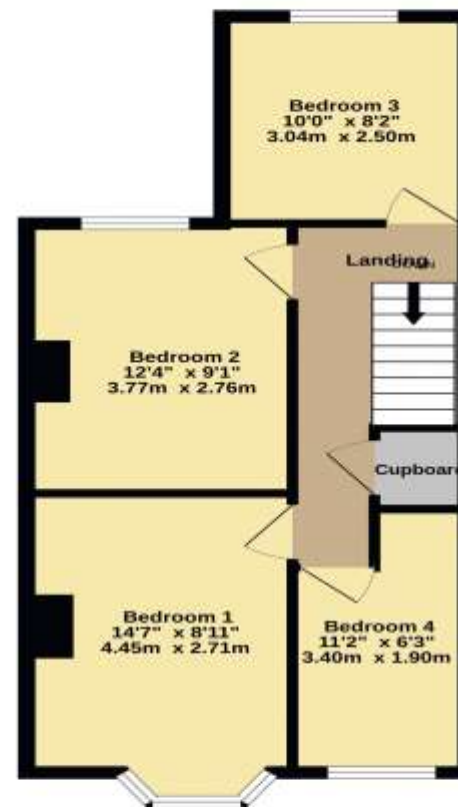
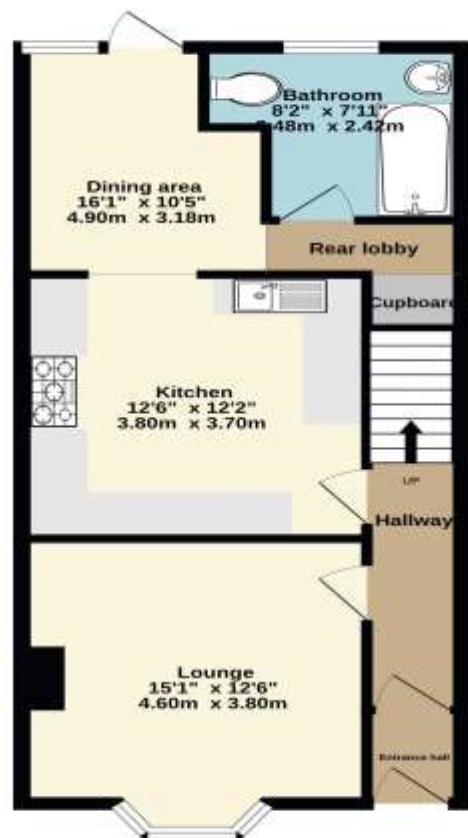




Ground Floor
515 sq.ft. (47.8 sq.m.) approx.



1st Floor
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 964 sq.ft. (89.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, sections, areas and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances of room have not been tested and no guarantee as to their operation or efficiency can be given.
 Make well Message 02022