



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>76</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 58 Kings Drive, Stoke Gifford, BS34 8SB Terraced House

Asking Price £350,000

An impressive home in the sought after "Kings Drive". Offering generous space and a convenient location this home is perfect for a family or those looking to make the most of all the local amenities. Just a short distance away you can find both primary and secondary schools, leisure facilities, transport links that include the M4/M5 & M32, Parkway Train Station and the Metrobus, shops and much more. In brief the accommodation comprises an entrance hallway that leads to a dual aspect, spacious lounge and an open plan kitchen/diner. Furthermore there is an extra reception room perfect for a study or playroom and a useful cloakroom. On the first floor are four good size bedrooms with the master benefiting from an ensuite. Finally there is a recently replaced modern bathroom. Further benefits include a single garage at the rear of the home, good size low maintenance garden, UPVC double glazing and gas central heating. Call Cj Hole to arrange your viewing.

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## Ground Floor

### Entrance Hall

Entrance door to front aspect, stairs leading to first floor, doors to rooms, storage cupboard, solid oak flooring, coving, radiator.

### Cloakroom

Double glazed obscure UPVC window to front aspect, two piece suite comprising close coupled W/C and wash hand basin, tiled splashback, tiled flooring, fuse box, radiator.

### Study

8'2" x 7'10" (2.5m x 2.4m)  
Double glazed UPVC window to front aspect, with fitted desk, shelving and storage, coved ceiling, telephone point.

### Lounge

18'4" x 9'10" (5.6m x 3m)  
Double glazed UPVC window to front aspect, UPVC double doors opening on to the rear garden, electric fire with feature surround, coved ceiling, solid oak flooring, television and telephone points.

### Kitchen/Diner

19'8" x 13'5" (6m x 4.1m)  
Double glazed UPVC window to front aspect, UPVC double doors opening on to the rear garden, a range of high gloss wall and base units with roll top work surfaces over, stainless steel sink and drainer unit with mixer tap, tiled splashbacks, integrated electric oven and electric hob with extractor unit over, integrated fridge/freezer, space and plumbing for washing machine, integrated dishwasher, coved ceiling, tiled flooring, spotlighting, coving, radiator, underfloor heating.

## First Floor

### Landing

Double glazed UPVC window to rear aspect, stairs leading to ground floor, doors to rooms, airing cupboard, radiator.

### Bedroom One

11'6" x 11'2" (3.5m x 3.4m)  
Double glazed UPVC window to front aspect, built in wardrobe, door to en suite, radiator.

### En Suite

Double glazed obscure UPVC window to front aspect, three piece white suite comprising back to wall W/C, wash hand basin with under unit storage and shower cubicle, splashbacks, tiled flooring, extractor, spotlighting, radiator.

### Bedroom Two

14'9" x 11'2" (4.5m x 3.4m)  
Double glazed UPVC window to front aspect, radiator.

### Bedroom Three

12'6" x 6'11" (3.8m x 2.1m)  
Double glazed UPVC window to rear aspect, radiator.

### Bedroom Four

10'10" x 7'10" (3.3m x 2.4m)  
Double glazed UPVC window to rear aspect, radiator.

### Bathroom

8'2" x 5'7" (2.5m x 1.7m)  
Double glazed obscure UPVC window to rear aspect, three piece suite comprising close coupled W/C, wash hand basin with mixer tap and under unit storage, panelled bath with shower and screen over, partially tiled walls, tiled flooring, extractor fan, heated towel rail.

## Exterior

### Front Garden

Laid to stone shingle with a paved pathway to property.

### Rear Garden

Southerly facing, laid to lawn with stone shingle borders and seating area, mature shrubs and bushes, personal door to garage, enclosed by boundary wall and fencing.

### Garage

Up and over door, power and lighting, personal door to rear garden.

### Parking

Parking space in front of the garage and accessed via a private courtyard

### Tenure

The seller has advised that the property is freehold.

