



35 Derrick Road, Kingswood, Bristol, BS15 8DS

£265,000

Offered for sale with no onward chain, is this fine two bedroom mid-terrace home with enclosed garden. The property was fully modernised in recent years, but now requires minor updating. The property benefits from replacement roof, modern electrics, double glazing and and gas central heating.

The accommodation comprises hallway, living room, kitchen/dining room to the ground floor with two double bedrooms and large bathroom to the first floor. Situated in this popular backwater, yet within walking distance of Kingswood High Street. There is a good bus service and the the ring road is a short commute away.

Energy Rating TBC. Council Tax Band B.

- Two Double Bedrooms
- Kitchen/Dining Room
- Living Room
- Modern Bathroom
- Gas Central Heating
- Double Glazing
- Partial Oak Floors
- Enclosed Garden
- Perfect Starter Home
- No Onward Chain

Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.



2



1

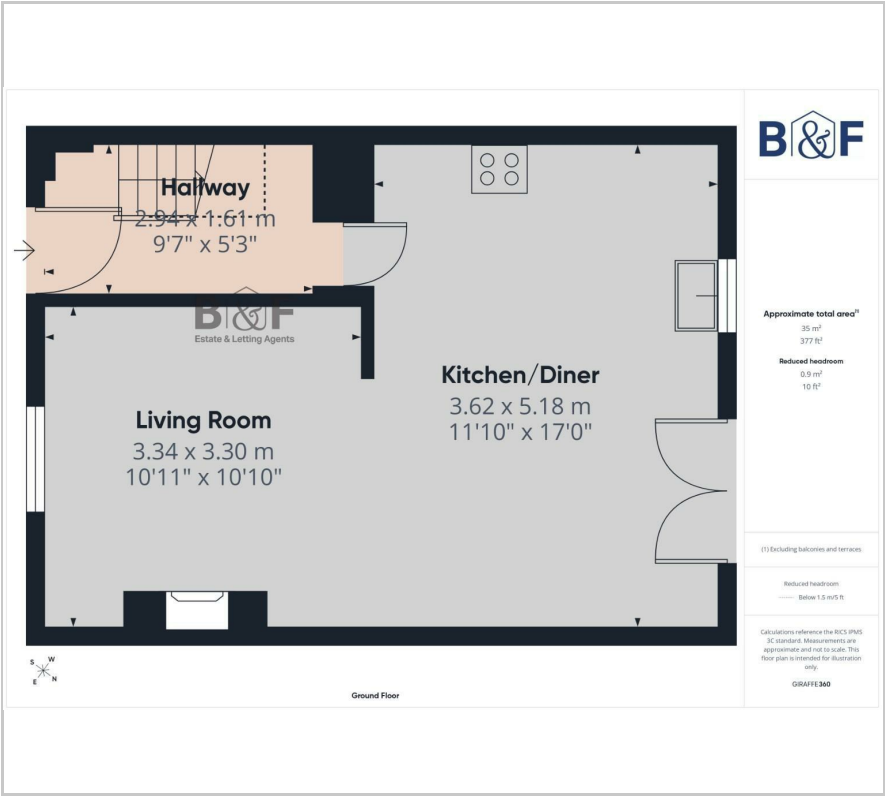


1



E

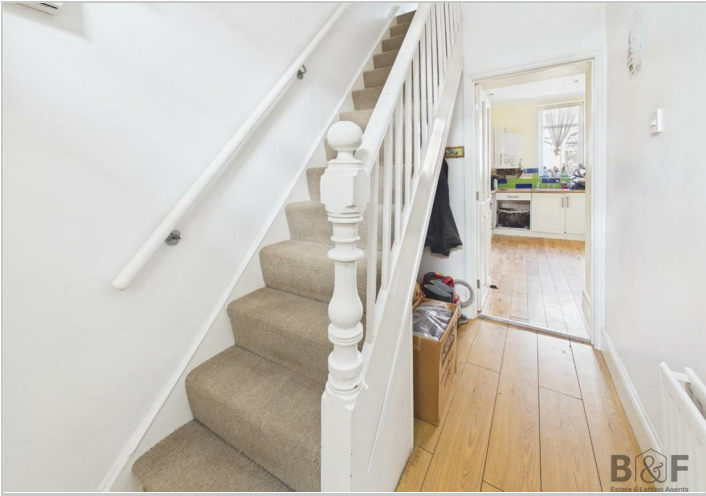
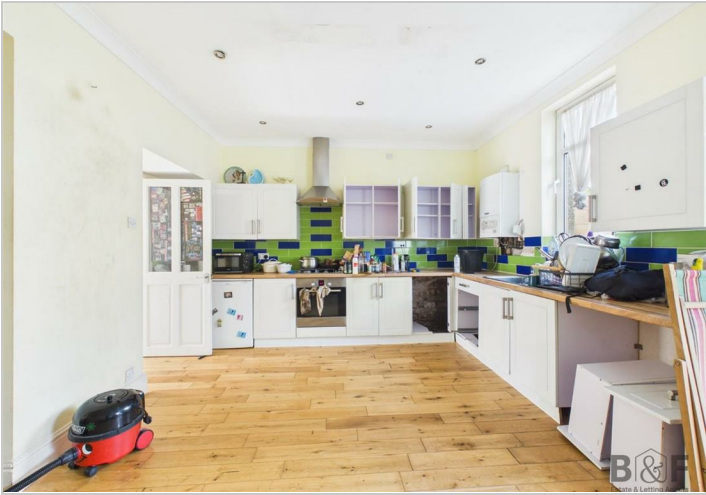
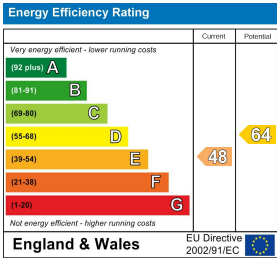
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.