



  
**£325,000**  
**Kingrove Crescent**  
Chipping Sodbury, BS37 6DG

### PROPERTY SUMMARY

Stepping into the property, the entrance hallway provides access to the kitchen and living dining room. The kitchen is fitted with a range of units, offering plenty of storage and space for a variety of appliances, and also benefits from a side access door for added convenience. To the rear of the home, the living dining room spans the full width of the property, creating a fantastic family space. The dining area benefits from a useful storage cupboard and French doors opening onto the rear garden, making it ideal for entertaining or enjoying the warmer months. Upstairs, there are three well sized bedrooms and a family bathroom fitted with a bath with shower over, wash hand basin and WC.

Outside, the property continues to impress with a generous rear garden, offering an excellent amount of outdoor space for families and those who enjoy entertaining. Predominantly laid to lawn, the garden also features a patio area, providing the perfect spot for outdoor dining and relaxing during the warmer months. In addition, there are two useful brick built storage sheds and an outside WC. To the front, the property benefits from driveway parking.

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2



2









**LOCAL AUTHORITY**  
South Gloucestershire

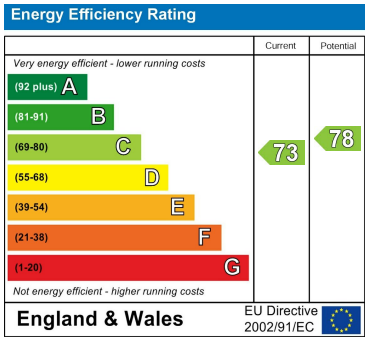
**TENURE**  
Freehold

**COUNCIL TAX BAND**  
A

**VIEWINGS**  
By prior appointment only



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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