



- Living room
- Dining area
- Modern kitchen
- Three bedrooms
- Fourth bedroom in the converted loft
- Family bathroom and En Suite
- Enclosed rear garden leading down to a summer house with WC
- Off-street parking

36 Gilbert Road, Kingswood, Bristol, BS15 1RQ
£340,000 Freehold

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Hallway

Living Room

13'1" x 10'5" (4.00m x 3.20m)

Kitchen

14'11" x 6'11" (4.57m x 2.13m)

Landing

12'5" x 10'3" (3.79m x 3.14m)

Bedroom

12'4" x 10'7" (3.77m x 3.25m)

Bedroom

7'6" x 6'4" (2.29m x 1.95m)

Bathroom

6'4" x 5'7" (1.95m x 1.72m)

Bedroom

16'10" x 14'2" (5.15m x 4.33m)

En Suite

6'9" x 5'8" (2.06m x 1.75m)

Summer House

9'10" x 8'1" (3.00m x 2.48m)



PROPERTY TYPE House
BEDROOMS 3
RECEPTION ROOMS 2
BATHROOMS 2
EPC RATING D
COUNCIL TAX BAND C



A well presented and much improved deceptively spacious family home.

Entrance hallway, living room, dining area and modern kitchen. Three bedrooms and family bathroom at the first floor with a forth bedroom in the converted loft plus a shower room.

Externally is an enclosed garden loading down to a summer house with WC and off street parking.

Viewing recommended.



the location

Set a short distance from the centre of Kingswood and its extensive range of shops and facilities. The Avon ring road is a short distance away, there is a frequent local bus service and both Bristol and Bath are readily accessible. Bristol 3.7 miles Bath 9.9 miles

what the owners will miss

just a thought...

If you are looking for a spacious home at a competitive price point, this is it. Superbly located close to a plethora of local amenities, this is a home that needs to be internally viewed to be appreciated.