

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



- Entry 12'9" x 10'10" (3.89m x 3.31m)
  - Sitting Room 16'1" x 12'3" (4.92m x 3.75m)
  - Dining Room 11'1" x 7'9" (3.64m x 2.37m)
  - Kitchen 11'11" x 7'9" (3.64m x 2.37m)
  - Utility/WC 7'10" x 6'5" (2.41m x 1.98m)
  - Landing 11'2" x 10'6" (3.42m x 3.21m)
  - Bedroom 10'0" x 8'3" (3.05m x 2.54m)
  - Bedroom 10'1" x 7'5" (3.08m x 2.28m)
  - Bedroom 7'6" x 5'2" (2.29m x 1.60m)
- Approximate total area 949 ft<sup>2</sup> 88 m<sup>2</sup>
- (1) Excluding balconies and terraces
- Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
- GIRAFFE360



- Character home
- Living room
- Separate dining room
- Kitchen
- Downstairs WC/utility
- Three bedrooms
- Large enclosed rear garden
- Two parking spaces

16 Court Road, Kingswood, Bristol, BS15 9QD  
**£320,000** Freehold

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



Well presented three bedroom character home in popular location.

Entrance hallway, living room, separate dining room, kitchen and downstairs WC/utility.

There is a large enclosed rear garden with the provision of two off street parking spaces.

At the first floor are three bedrooms, and an upstairs family bathroom.

Offered for sale with no onward chain!



## the location

Set within easy striking distance of the extensive facilities of Kingswood town centre. Hanham high street and Longwell Green retail park are both within a short distance. There are good local schools close at hand making this well located home ideal for the young or growing family. Bristol 3.6 miles Bath 9.2 miles

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## just a thought...

Don't judge a book by its cover, this home is deceptively spacious, offered in good order, ready to move into, with a decent sized garden and off street parking - all offered at an extremely competitive price point.