404 Speedwell Road, Kingswood, Bristol, BS15 1ES

£300,000 Freehold

DW SMITH EST 1999

- Lounge/diner
- Kitchen
- Sun room
- Three bedrooms
- Enclosed garden
- Garage
- Gas central heating
- Some modernisation required
- No chain!

Hallway

Living Room
12'0" x 11'11" (3.68m x 3.64m)

Dining Room
13'1" x 11'8" (4.01m x 3.56m)

Kitchen
12'11" x (3.96m x)

Sunroom
8'6" x 6'2" (2.61m x 1.90m)

Landing

Bedroom
13'1" x 10'9" (4.00m x 3.28m)

Bedroom
12'3" x 10'3" (3.74m x 3.13m)

Bedroom
10'0" x 6'11" (3.05m x 2.12m)

Bathroom
7'0" x 5'4" (2.14m x 1.64m)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, 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.

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PROPERTY TYPE House - End Terrace

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B

Well proportioned older style end of terrace home.

Entrance hallway, through lounge/diner plus sun room and kitchen at the ground floor.

Pleasant enclosed garden with garage to rear.

At the first floor are three bedrooms and a family bathroom.

Offered for sale with no onward chain!

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the location

Well located for good access to a whole host of local amenities including shops and schools. There is a frequent local bus service and access to the facilities of both Kingswood town centre and Church Road St George are but a short distance away. Bristol 2.8 miles Bath 10.3 miles

just a thought...

Although requiring some modernisation and updating, this well proportioned property will provide the basis for a comfortable family home. Extremely well located, with a great garden, and a garage - and all offered at an extremely competitive price point.