

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.



- Entry 6'4" x 1'10"
- Hallway 7'2" x 6'2"
- Living Room 13'1" x 11'4" (4.01m x 3.47m)
- Dining Room 11'9" x 9'3" (3.60m x 2.83m)
- Sunroom 7'2" x 6'2" (2.20m x 1.89m)
- Kitchen 7'2" x 6'2" (2.20m x 1.89m)
- Landing 13'10" x 6'10" (4.24m x 2.10m)
- Bedroom 14'9" x 10'3" (4.52m x 3.14m)
- Bedroom 11'9" x 9'3" (3.59m x 2.84m)
- Bathroom 7'9" x 6'0" (2.37m x 1.84m)



- Lounge/diner
- Kitchen
- Work from home space
- Two double bedrooms
- Courtyard garden
- Gas central heating

9 Beaufort Road, Kingswood, Bristol, BS15 1NF
£300,000 Freehold

PROPERTY TYPE House - Terraced

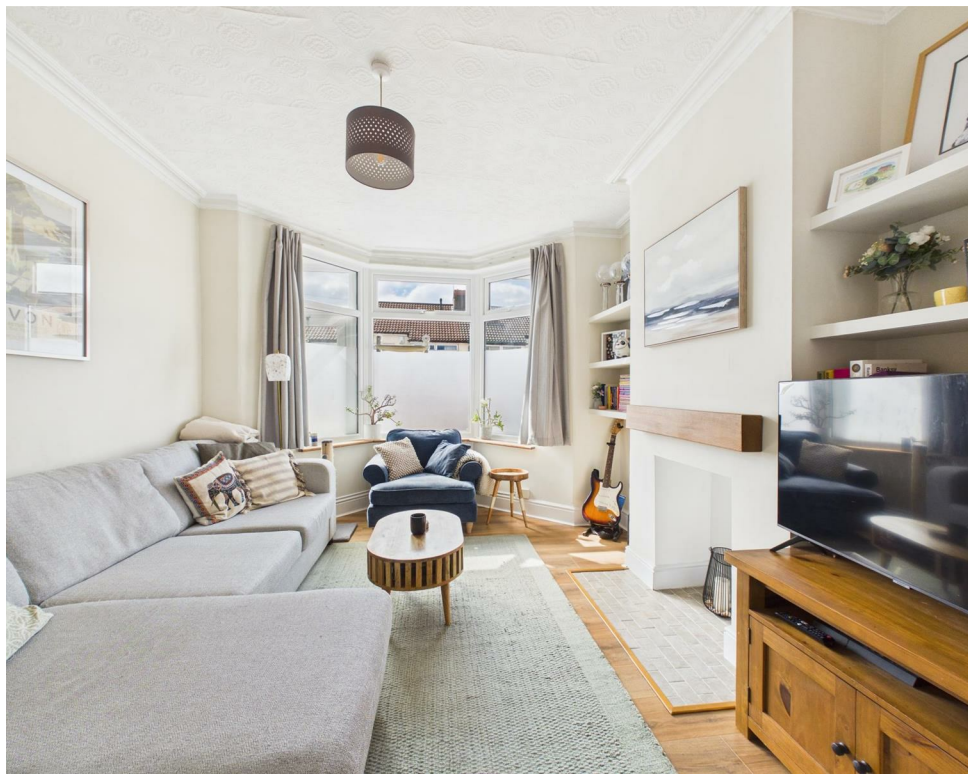
BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



Extremely well presented character style home, entrance hallway, through lounge/diner, work from home space and kitchen.

To the first floor are two double bedrooms, and an upstairs bathroom.

To the rear is a lovely mediterranean style decked courtyard.

Inspection recommended.



the location

A well placed home offering good access to a range of local amenities, including the shopping facilities of nearby Kingswood town centre and Staple Hill high street. Ideally placed for both Bristol and Bath and easy access via frequent local bus route to Bristol city centre. Bristol 3 miles Bath 10.4 miles

what the owners will miss

"We have loved our five years in Beaufort Road, it has been the perfect first house for us and we will be sad to leave, but are ready to upsize. We have particularly loved the suntrap garden for long sunny evenings and weekends and will also miss having a great local pub literally round the corner alongside a huge green park area and easy access to the Bristol to Bath cycle path."



just a thought...

Behind this modest but pleasant exterior lies a stylish character home with a fabulous courtyard garden. Well located and well presented and all offered at an extremely competitive price point.