

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.



- Hallway 5'8" x 14'11" (1.74 x 4.56)
- Living Room 12'3" x 13'5" (3.74 x 4.09)
- Kitchen/Diner/Family Room 17'10" x 16'11" (5.45 x 5.17)
- First Floor Landing
- Bedroom 10'4" x 13'10" (3.17 x 4.24)
- Bedroom 10'3" x 11'1" (3.13 x 3.38)
- Bedroom 7'6" x 8'10" (2.31 x 2.71)
- Bathroom 7'8" x 5'5" (2.34 x 1.67)



- Beautifully presented and extended
- Living room
- Kitchen/diner/family room
- Three bedrooms
- Lovely enclosed rear garden
- Gas central heating
- Garage and parking

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

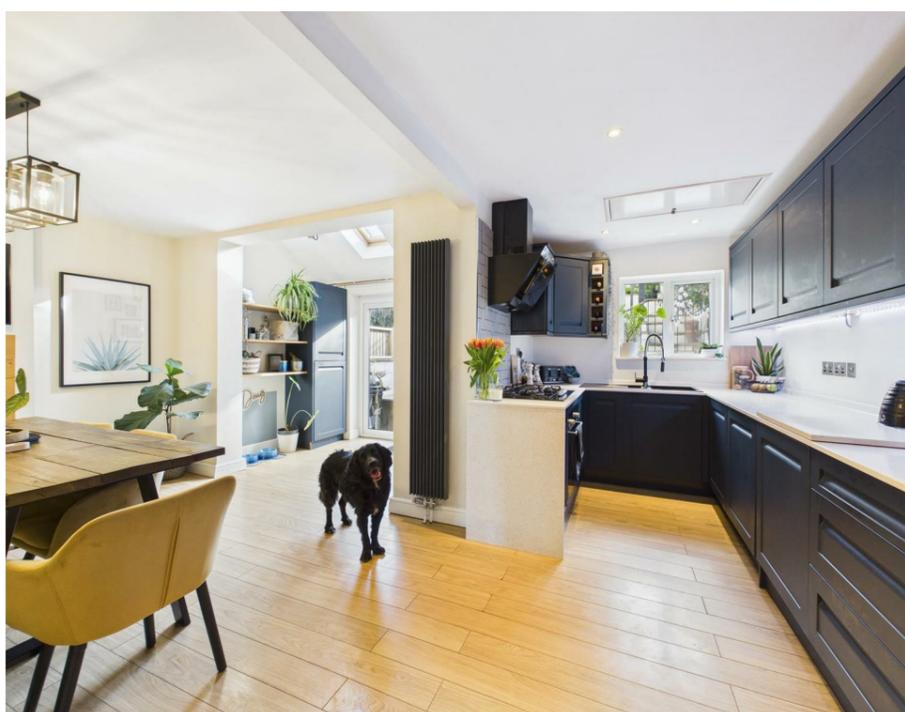
COUNCIL TAX BAND C



Beautifully presented and extended three bedroom home.

Entrance hallway, living room, open plan kitchen/diner/family area, three bedrooms and an upstairs bathroom.

With off street parking to both front and rear, there is a lovely enclosed rear garden with patioe and lawn, plus a garage.



the location

Set in popular, convenient location, offering excellent access to the facilities of both Kingswood and Staple Hill. The Avon ring road, and the Bristol to Bath cycle track, are close by, as is Rodway Common, Page Park and the retail facilities of Emersons Green.

Bristol 5.0 miles Bath 10.6 miles

what the owners will miss

"We've loved hosting in the social kitchen/diner, with the decking area having been perfect for sunny days. We will miss being so close to East Bristol's commons and open green spaces for dog walking."



just a thought...

Beautifully presented and surprisingly well placed for a host of local amenities. This home is ideal for first time buyers or a young or growing family. Beautifully presented throughout, this home really is ready to move into!