

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



- Deceptively spacious accommodation
- Lounge
- Stylish kitchen/diner
- Family bathroom
- Three bedrooms with en suite to master bedroom
- Parking to the front for a small car
- Enclosed rear garden with decked seating area

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND B



An attractive stone-fronted cottage, significantly improved by the current owners and offering deceptively spacious accommodation throughout.

The ground floor comprises a welcoming entrance hallway, a comfortable lounge, and a stylish kitchen/dining room which opens into a generous laundry/utility room, alongside a contemporary four-piece family bathroom.

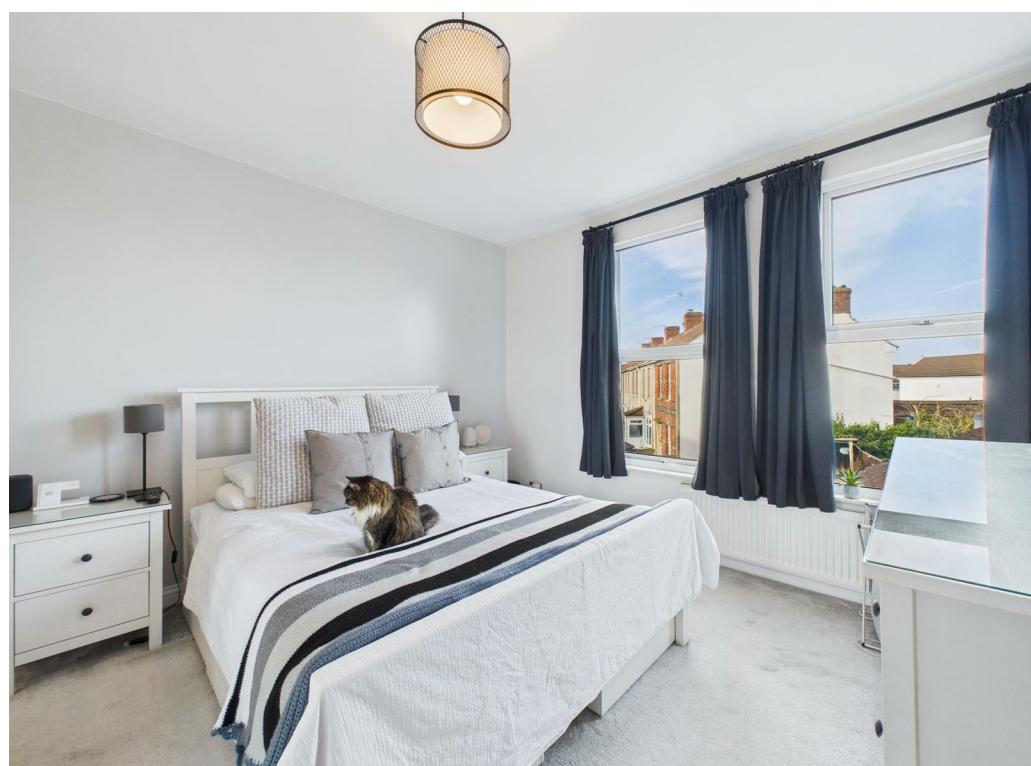
To the first floor is a well-proportioned master bedroom with en suite shower room, together with two further bedrooms.

Externally, the property benefits from an open-plan front garden, which the vendors advise can accommodate parking for a small car. To the rear is a pleasant enclosed garden featuring a sheltered decked seating area.



the location

Set not far from the heart of Kingswood, with its shops, bars and restaurants, the Avon ring road and cycle path, are also within easy striking distance. The shopping facilities of Gallagher retail park at Longwell Green, are a short drive. Ideally placed for access for both Bristol and Bath, this is an ideal family home. Bristol 3.6 miles Bath 9.9 miles



what the owners will miss

"We've loved how close the house is to the high street, making everyday trips and essentials so easy, while still being tucked away on a quiet street. It's been the perfect balance of convenience and calm. We will truly miss our lovely neighbours who made us feel welcome from the moment we moved in and who we will miss very much"

just a thought...

Those searching for a character-filled cottage with surprisingly generous space, set within a quiet backwater location, should consider this property a must to view!