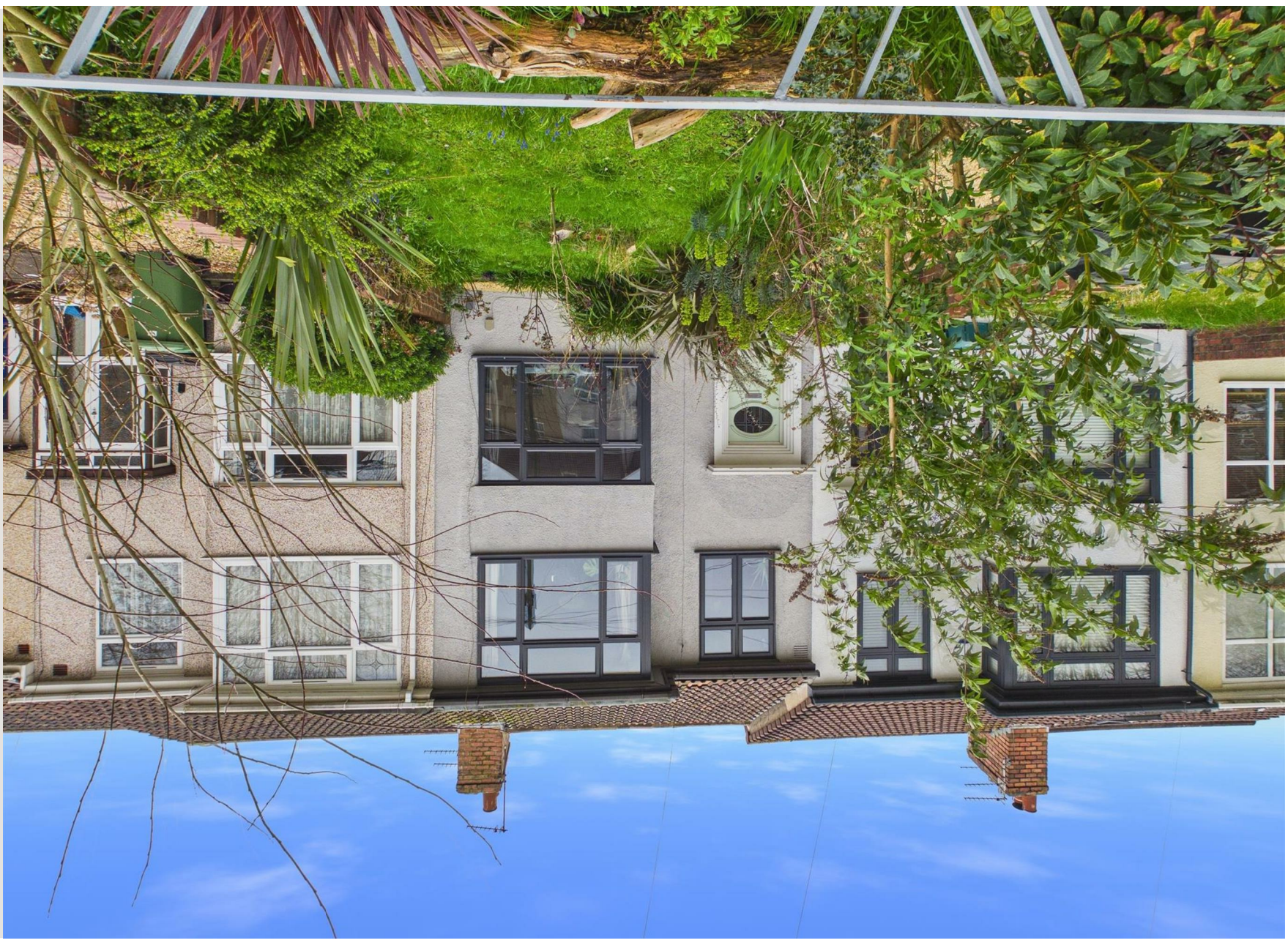
81 Kingsway, Kingswood, Bristol, BS15 8AJ

**£330,000** Freehold

DW SMITH EST 1999



- Character home
- Living room
- Open plan kitchen/diner
- Three bedrooms
- Family bathroom
- Large workshop/office/store
- Two parking spaces
- Rear garden

Porch

Hallway

Living Room
13'9" x 11'2" (4.21m x 3.42m)

Kitchen/Dining Room
17'2" x 11'8" (5.24m x 3.58m)

WC
7'1" x 2'6" (2.16m x 0.78m)

Landing

Bedroom
13'11" x 9'10" (4.25m x 3.02m)

Bedroom
11'7" x 10'8" (3.55m x 3.27m)

Bedroom
8'11" x 6'11" (2.74m x 2.11m)

Bathroom
5'10" x 5'8" (1.79m x 1.73m)

Workshop/Office
11'9" x 7'10" (3.59m x 2.41m)

Storage
11'10" x 4'1" (3.61m x 1.25m)

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 - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C

Well presented character home, entrance hallway, living room, open plan kitchen/diner, covered deck and outside WC.

At the first floor are three bedrooms and a bathroom.

With decent sized garden to rear, there is a large workshop/store/office accessed via a lane to the rear. There are also two parking spaces at the rear.

## the location

Set on the ever popular Kingsway, offering excellent access the shops and facilities of both Kingswood and Hanham high streets. There are a range of schools nearby, and green walks at both Troopers Hill Nature Reserve and Magpie Bottom Nature Reserve. Bristol 2.7 miles Bath 10.1 miles

## what the owners will miss

*"The first thing I will miss will be my neighbours, then the gardens, birds and being able to walk everywhere ie shops, parks etc. "*

## just a thought...

If you hadn't considered this area before, think again! Surprisingly well located with a whole host of local amenities, and large garden. Viewing recommended.