

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.

- Hallway
- Living Room 22'9" x 10'9" (6.95m x 3.30m)
- Kitchen 11'5" x 7'2" (3.49m x 2.20m)
- Hallway
- Garage 16'9" x 8'8" (5.13m x 2.65m)
- Landing
- Bedroom 13'10" x 10'10" (4.24m x 3.32m)
- Bedroom 10'10" x 8'7" (3.31m x 2.62m)
- Bedroom 10'8" x 7'3" (3.27m x 2.23m)
- Bathroom 7'3" x 5'4" (2.21m x 1.64m)



Approximate total area 989 ft<sup>2</sup> 91.7 m<sup>2</sup>

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

(1) Excluding balconies and terraces



- Lounge/diner
- Kitchen
- Utility
- Three bedrooms
- Electric storage heaters
- Garage and driveway
- No onward chain!

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING E

COUNCIL TAX BAND C



Well proportioned semi detached home in popular location.

Entrance hallway, through lounge/diner, kitchen, utility and garage, three bedroom and an upstairs bathroom.

With off street parking to front and a level lawned, enclosed good size garden.



## the location

Well located just off the ever popular Kingsway, with good access to both the high streets of Kingswood and Hanham, and their range of shops and facilities. There are nearby schools, a frequent local bus route to Bristol city centre, and conveniently placed for the commuter to both Bristol and Bath.

*Offered for sale with  
no onward chain!*

## just a thought...

This well proportioned family home would benefit from updating and modernisation proving ideal for those wishing to make their own mark. Garage, garden and parking this is one not to be missed!