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Kingsleigh, 9 Justice Avenue, Salford, Bristol, BS31 3DR



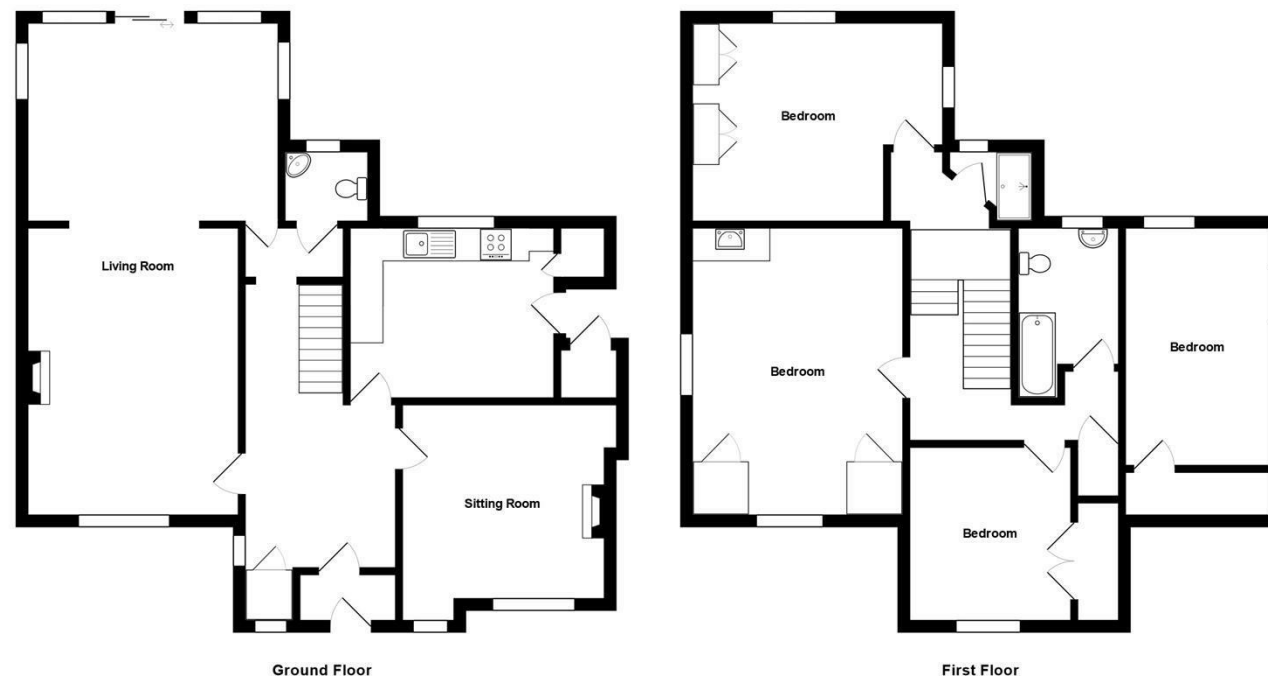
£650,000

An attractive individual detached house in need of refurbishment with development potential set in a large corner plot extending to approximately a quarter of an acre.

- Renovation & Development Opportunity
  - Quarter Of An Acre Plot
  - Porch & Entrance Hall
  - Cloakroom/WC
  - 2 Reception Rooms
  - Kitchen/Breakfast Room
  - 4 Bedrooms
  - Bathroom & Seperate Wet Room
  - 2 Garages
  - Popular Cul de Sac Location
- Close To Village Primary School



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 175.1 m<sup>2</sup> ... 1884 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

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# Kingsleigh, 9 Justice Avenue, Saltford, Bristol, BS31 3DR

An attractive individual detached house offering an opportunity for renovation and development (subject to obtaining necessary consents). The property offers good size accommodation set in a large mature plot extending to approximately a quarter of an acre in a sought after cul de sac close to the village primary school.

Saltford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and excellent local schools, both the village primary school and Wellsway at Keynsham. The cities of Bristol and Bath are within easy reach by road and public transport.

In fuller details the accommodation comprises (all measurements are approximate)

## GROUND FLOOR

### ENTRANCE PORCH

### HALLWAY

Staircase to first floor.

### CLOAKROOM/WC

WC and wash hand basin.

### SITTING ROOM 5.42m x 3.96m plus 4.75m x 3.05m (17'9" x 12'11" plus 15'7" x 10'0")

Tiled fireplace with gas fire. Patio door leading to the garden.

### DINING ROOM 3.82m x 3.32m (12'6" x 10'10")

Claygate fireplace.

### KITCHEN/BREAKFAST ROOM 3.35m x 3.82m (10'11" x 12'6")

Range of obsolete wall and floor units, sink unit with mixer tap. Shelved pantry (excluded from measurements).

### REAR LOBBY

Leading to covered side access and former coal house.

## FIRST FLOOR

### SPLIT LEVEL LANDING

Access to roof space, airing cupboard with hot water cylinder.

### BEDROOM ONE 5.38m to max x 3.94m (17'7" to max x 12'11")

Wash basin with cupboard beneath. Built in wardrobe (included in measurements).

### BEDROOM TWO 3.39m x 3.0m (11'1" x 9'10")

Built in wardrobe (excluded from measurements).

### BEDROOM THREE 4.43m x 2.89m (14'6" x 9'5")

Wash hand basin. Access to under eaves area.

### BEDROOM FOUR 4.38m x 3.51m (14'4" x 11'6")

Built in wardrobe (included in measurements).

### BATHROOM 2.75m x 1.81m (9'0" x 5'11")

Suite of bath, wc and wash hand basin. Heated towel rail.

### WET ROOM

Electric independent shower.

## OUTSIDE

To the front of the property there is lawned garden and driveway providing off street parking and the approach to the garaging.

## TWO GARAGES

### GARAGE ONE 5.72m x 2.66m (18'9" x 8'8")

With up and over entrance door. Personal door and window. To the rear of the garage is a coalhouse and store (excluded from measurements).

### GARAGE TWO irregular shape 5.11m to max x 4.88m (irregular shape 16'9" to max x 16'0")

Up and over entrance door. A hole has been created in the rear garage wall to facilitate access to the rear garden by plant and machinery.

## REAR GARDEN

There is a good size rear garden cleared ready for landscaping.

## TENURE

The property is Freehold.

## COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is F. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

## AGENTS NOTE

Buyers should be aware that the property currently has spray foam loft insulation, the vendor is addressing this issue and a new roof will be fitted prior to exchange of contracts.

Services - Mains Water, Drainage, Electricity & Gas  
Mobile - EE, Three, Vodafone, O2 available (according to Ofcom)

Broadband - Ultrafast 1000Mbps available (according to Ofcom)

