



85 BADEN ROAD
KINGSWOOD
BRISTOL
BS15 9XE
£375,000

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, AND OCCUPYING A DESIRABLE SPOT ADJACENT TO THE WONDERFUL GRIMSBURY COMMUNITY FARM IS THIS EXTENDED THREE BEDROOM TERRACED HOME.

Fringing open fields belonging to the farm, this welcoming family home benefits from a sizeable extended arrangement, offering comfortable room proportions throughout and a well-balanced arrangement lending itself to an array of buyers. The property welcomes with an entrance hall leading to a bright & spacious lounge diner to the front aspect. To the rear of the ground floor a full width kitchen breakfast room can be found, overlooking the attractive rear garden. Completing the ground floor offering is an additional reception room, lending itself to several uses such as a study or playroom, and a practical WC.

The first floor enjoys a traditional layout of three bedrooms and a family bathroom. The principle bedroom offers a nice aspect to the front with fitted storage, with bedroom two offering a further comfortable double bedroom overlooking the garden. The third, single bedroom further enjoys views over the garden.

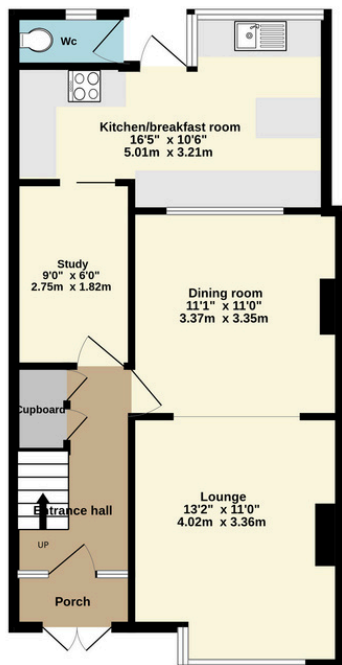
Externally, the property is balanced by both front and rear gardens, with mature planting to be enjoyed in the westerly facing rear garden which provides space for family play. To the rear, a detached double garage and parking add another benefit of this lovely family home that has much to offer.

For those seeking convenience, the locality benefits from easy reach to amenities within both Kingswood and Longwell Green, with easy access to the A4174 yet enjoying public green spaces nearby. Offered with vacant possession, this home is sure to appeal to young families and professional couples alike. An early viewing comes highly recommended.

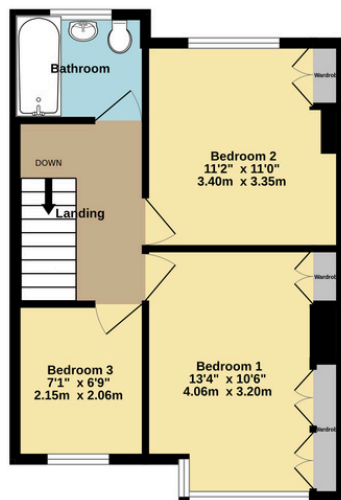




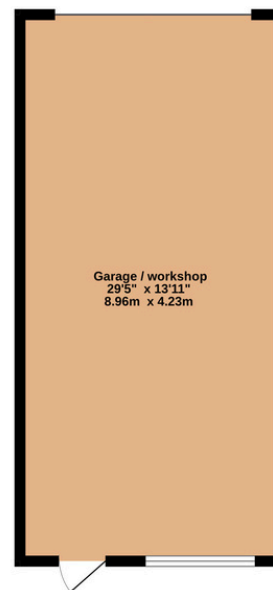
Ground Floor
567 sq.ft. (52.7 sq.m.) approx.



1st Floor
411 sq.ft. (38.2 sq.m.) approx.



Garage
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (128.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

85 Badon Road Kingswood BRISTOL BS15 9XE	Energy rating C	Valid until:	8 February 2032
		Certificate number:	0617-3013-9202-6152-3204

Property type: Mid-terrace house

Total floor area: 88 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

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Energy rating and score

This property's energy rating is C. It has the potential to be B.

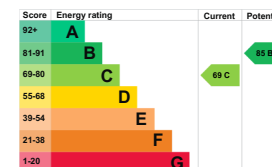
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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