

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

- Entrance 13'3" x 10'9" (4.04 x 3.28)
- Living room 11'3" x 11'5" (3.43 x 3.48)
- Sunroom 13'3" x 4'9" (4.04 x 1.45)
- Bedroom 13'9" x 13'5" (4.19 x 4.09)
- Bedroom 11'9" x 9'7" (3.58 x 2.92)
- Bathroom 9'8" x 5'9" (2.95 x 1.75)
- Rear lobby 3'1" x 5'10" (0.94 x 1.78)



- Unique extended cottage
- Lounge with feature fireplace
- Kitchen/diner
- Conservatory
- Office/study
- Two double bedrooms
- Gas central heating
- Double garage and off street parking
- Private enclosed garden

35 Woodside Road, Kingswood, Bristol, South Gloucestershire, BS15 8DG
 Asking Price £335,000 Freehold

PROPERTY TYPE Cottage - Detached

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND #P-TAXBAND



Originally built in the 1860's this unique cottage has been extended over the years and arranged over one level comprising entrance hall leading into the lounge with feature fireplace, farmhouse style kitchen/dining room, conservatory, office/study, utility area, bathroom and two double bedrooms. Further benefits include uPVC double glazing, gas fired combination boiler supplying heating and hot water, private enclosed garden with mature trees and shrubs, fishpond, greenhouse to the side and double garage with driveway providing off street parking to the side. Only an internal inspection can fully appreciate all this property has to offer.



the location

Woodside Road is situated with easy access to both Kingswood and Hanham which both provide a selection of retail shops and local supermarkets and transport links into both Bristol and Bath. Bristol 3.6 miles Bath 9.7 miles



what the owners will miss

We have enjoyed living at the cottage for the last 18 years and will miss the quirky cosy unique style and the privacy of the cottage and garden.



just a thought...

Unique properties of this nature with the addition of a double garage come to the market few and far between and viewing is recommended.