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- 12'4" x 5'10" (3.77 x 1.79) Entrance Hallway
- 25'5" x 10'9" (7.75 x 3.28) Lounge/Diner
- 13'6" x 7'2" (4.12 x 2.20) Kitchen
- 12'0" x 14'4" (3.66 x 4.37) Conservatory
- First Floor Landing
- 11'8" x 9'3" (3.57 x 2.84) Bedroom
- 10'11" x 10'11" (3.35 x 3.33) Bedroom
- 7'7" x 7'4" (2.33 x 2.26) Bedroom
- 5'9" x 5'10" (1.77 x 1.80) Bathroom

Approximate total area
 954.11 ft²
 88.64 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. GIRAFFE360



- Lounge/diner
- Kitchen
- Conservatory
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Gardens
- Garage
- No Chain

5 Dawn Rise, Kingswood, Bristol, BS15 4LN
£300,000 Freehold

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



Well presented family home set in convenient location and offered with vacant possession. Entrance hallway, good size through lounge/diner, kitchen and conservatory. At the first floor are three bedrooms and a family bathroom. With gas central heating, double glazing, gardens to front and rear, plus a garage.



the location

Set not far from the Avon ring road and cycle path, there are local schools within walking distance. The more comprehensive shopping facilities of Kingswood, and Gallagher retail park at Longwell Green, are both within easy striking distance. Ideally placed for access for both Bristol and Bath, this is an ideal family home. Bristol 4.4 miles Bath 9.8 miles



Offered for sale with no onward chain

just a thought...

If you had't considered this area before, think again! A great range of local amenities, good commuting access and green space at nearby siston and Cock Road ridge and Grimsbury farm. Viewing advised.