

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.



- Living Room
- Kitchen/Diner
- Two Bedrooms
- Upstairs Bathroom
- Garage
- Beautifully Presented
- Viewing Advised

23 Glanville Gardens, Kingswood, Bristol, BS15 9WS  
**£259,000** Freehold

PROPERTY TYPE House - Terraced

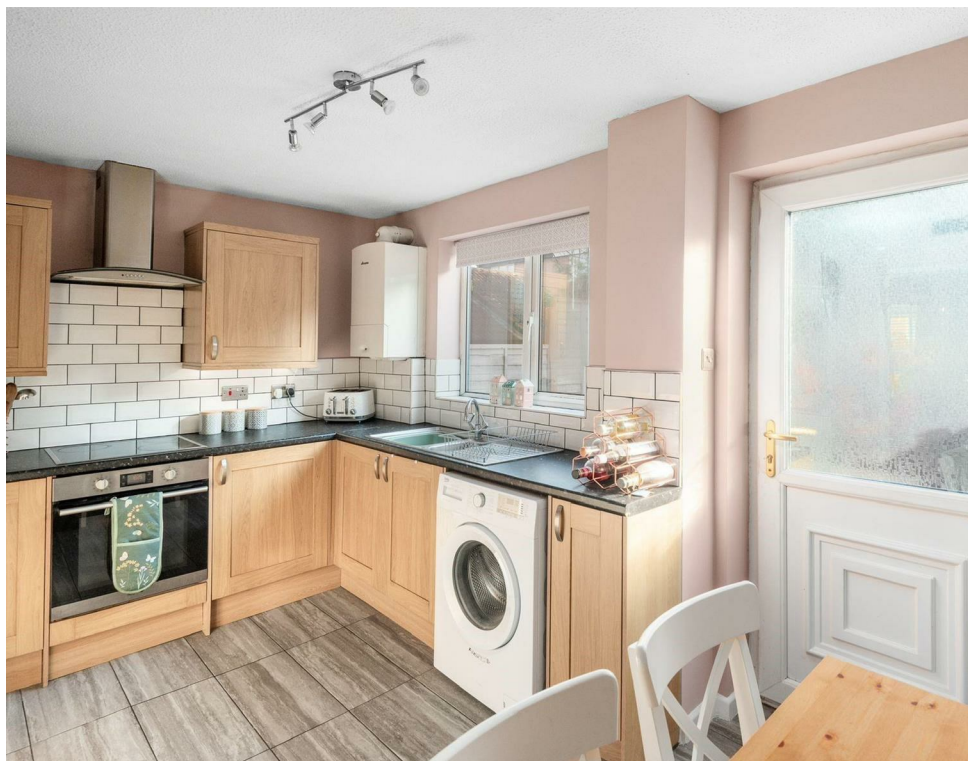
BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B



Beautifully presented modern style home, in popular cul de sac location. Entrance porch, living room, modern kitchen/diner, two bedrooms and an upstairs bathroom with white suite. Enclosed garden to rear, garage and off street parking space.

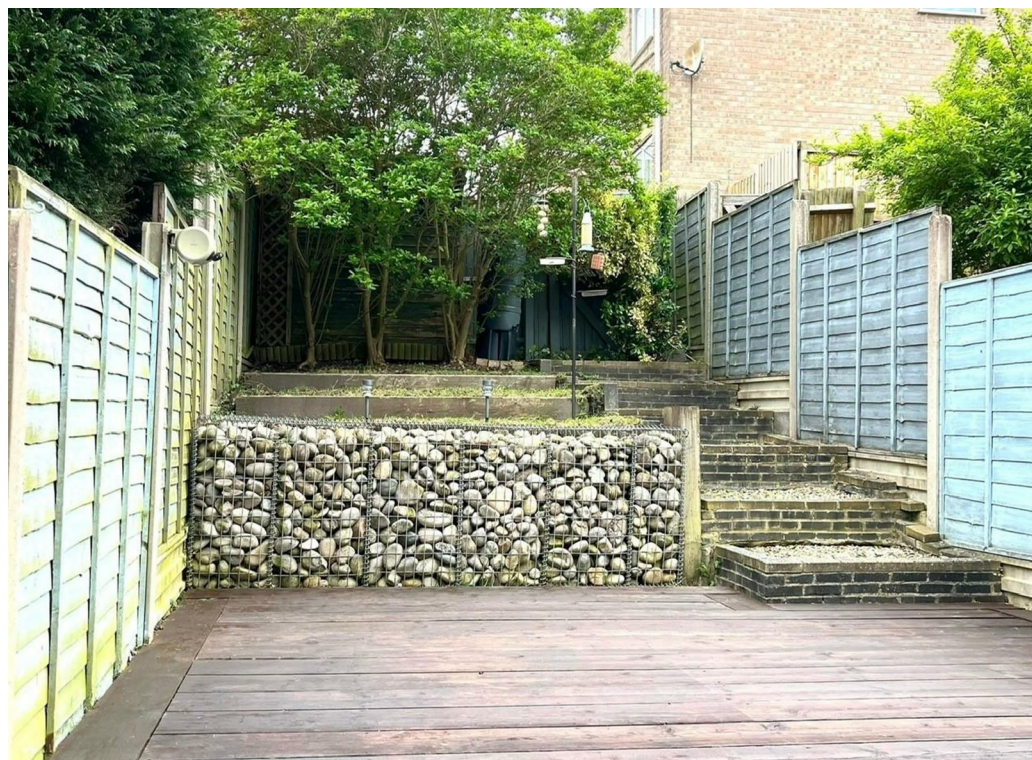


### the location

Conveniently placed for access to the facilities of Kingswood and Hanham high street. Longwell Green retail park with its range of national retailers and leisure centre, is a short distance away. There are good local schools nearby and the Avon ring road and Bristol to Bath cycle path are close at hand. Bristol 4.2 miles Bath 9.1 miles

### what the owners will miss

*This was our first house together as a married couple and we will miss the memories made here, such as spending evenings in the garden together, walks in the local woods and the friendly encounters with our neighbours.*



### just a thought...

Under this modest exterior lies a beautiful modern style home, ideal for the first time buyer. Decorated to a high standard throughout, with a decked, landscaped rear garden and garage, this is an ideal first home!