

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



- Hallway 6'0" x 3'3" (1.85 x 1.00)
- Lounge/Dining Room 15'1" x 11'7" (4.61 x 3.54)
- Kitchen 7'7" x 7'9" (2.32 x 2.38)
- Landing
- Bedroom 11'8" x 5'7" (3.58 x 1.72)
- Bedroom 11'6" x 8'3" (3.53 x 2.53)
- Bathroom 8'7" x 5'8" (2.64 x 1.75)



- Lounge/Dining Room
- High Gloss Modern Kitchen
- Two Bedrooms
- Modern Bathroom Suite
- Two Parking Spaces
- Viewing Advised
- No Onward Chain!!!

30 Woodend, Kingswood, Bristol, BS15 8EL  
**Offers In The Region Of £255,000** Freehold

PROPERTY TYPE House - Terraced

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B



Beautifully presented modern home. Entrance hallway, lounge/diner with wooden effect flooring, white high gloss kitchen, two bedrooms and an upstairs modern bathroom suite. There are two parking spaces.



### the location

Well placed for access to both Hanham High Street and the more comprehensive shopping facilities of Kingswood. Longwell Green Retail Park, gym, cinema, and swimming pool is a short distance away.



### what the owners will miss

*We have loved our 3 years here. We will miss opening the patio doors in the summer and having the warmth and light in the living room. The proximity to Bristol and Bath is fantastic and it's been an ideal place for enjoying and exploring our local area. The time has come for us to move to something bigger, but we will always have fond memories of our first home.*



### just a thought...

Behind the modest exterior lies a beautifully presented modern style home ready to move in to. With lovely enclosed rear garden and two off street parking spaces, what's not to love?