



- Traditional 1930's end terrace home
- Requiring modernisation throughout
- Fantastic size plot - gardens to front, rear & side
- Detached garage via rear gardens
- Excellent Location
- Good links to Bristol City Centre
- Delightful large rear gardens
- Lounge/Diner & seperate kitchen
- Three Bedrooms Bedrooms (two double & one single) & bathroom suite
- Offered With NO CHAIN!

7 Glenburn Road, Kingswood, Bristol, BS15 1DW  
**£280,000** Freehold

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

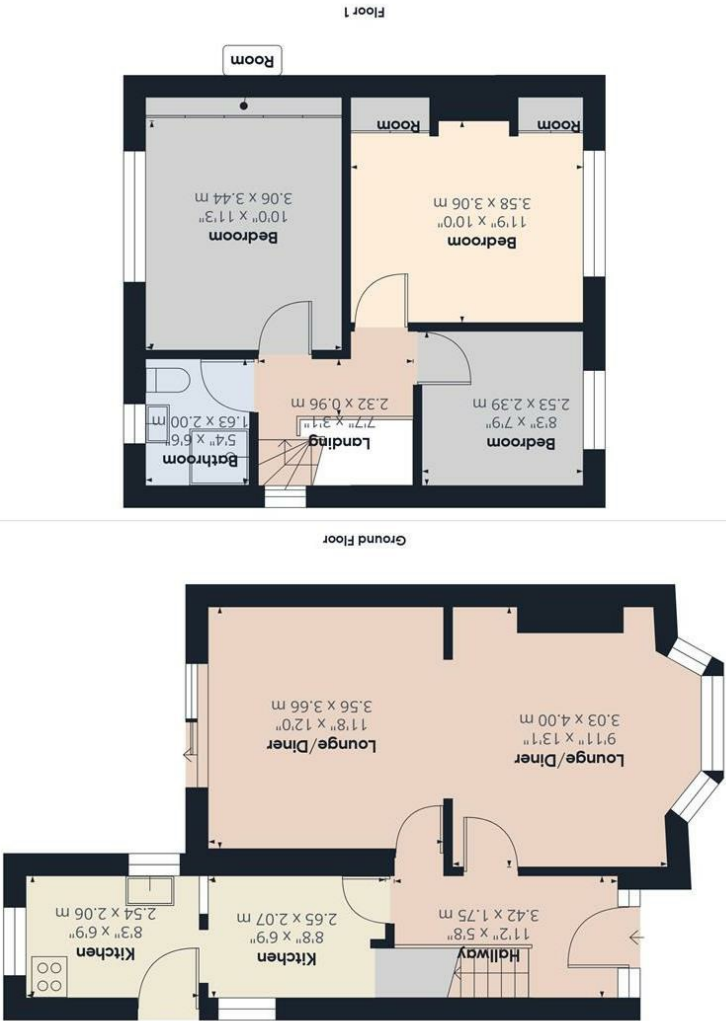
- Hallway  
Lounge/diner  
Lounge area  
Dining area  
Kitchen  
Kitchen  
First floor landing  
Bedroom  
Bedroom  
Bedroom  
Bedroom  
Bathroom  
5'4" x 6'6" (1.63 x 2.00)

Approximate total area  
854.98 ft<sup>2</sup>  
79.43 m<sup>2</sup>

(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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



PROPERTY TYPE House - End Terrace  
BEDROOMS 3  
RECEPTION ROOMS 1  
BATHROOMS 1  
EPC RATING E  
COUNCIL TAX BAND B



1930's end terrace home requiring modernisation throughout.

Set in a fantastic size plot, this home once finished, will provide the new owner with years of pleasure.

Offered with NO CHAIN!



*Offered for sale with no onward chain.*

the location

Conveniently placed for all good local amenities including local schools, the extensive shopping facilities of Kingswood, and easy access to both the high streets of Hanham and St George with their range of independent shops and bars. There is a frequent local bus service and there is green space at nearby Barton Fields. Bristol 3.0 miles Bath 10.1 miles

just a thought...

If you are looking to put your own mark on a property this must be viewed. Fantastic size plot and offered with no chain!