

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.



PROPERTY TYPE House - Semi-Detached
BEDROOMS 2
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING D
COUNCIL TAX BAND C



Well proportioned semi detached family home. Entrance hallway, living and dining area and kitchen at ground floor.

At the first floor, although originally three bedrooms, is currently arranged as two bedrooms, the wall could be re-instated, there is also a family bathroom.

With gas central heating and double glazing, this is an ideal young family home.

the location

Conveniently placed close to all good local amenities, including the shopping centres of Kingswood and the nearby Longwell Green retail park, with Marks and Spencers, cinema complex and gym. Grimsbury farm is literally on the doorstep. The Avon ring road and Bristol to Bath cycle track are readily accessible. Bristol 4.7 miles Bath 8.7 miles

just a thought...

Although requiring some updating and modernisation, this home will provide the basis of a comfortable family home. With enclosed rear garden and garage, a viewing is advised!

Ideal family home!