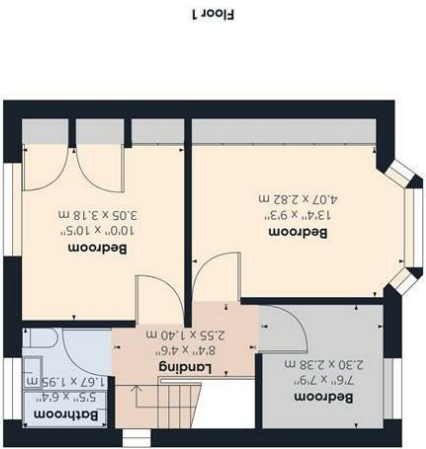




- Lounge/dining room
- Extended kitchen
- Downstairs w.c.
- Three bedrooms
- Enclosed garden
- Garage
- Gas central heating
- Enclosed rear garden

33 Elm Road, Kingswood, Bristol, South Gloucestershire, BS15 9ST
Asking Price £370,000 Freehold

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.



Approximate total area⁽¹⁾
987.36 ft²
91.73 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
GIFAFF360

(1) Excluding balconies and terraces.

Hallway

Living room

9'11" x 13'3" (3.02 x 4.04)

Dining room

11'8" x 11'10" (3.56 x 3.61 (3.55 x 3.60))

Kitchen

9'4" x 17'0" (2.84 x 5.18)

First floor landing

13'4" x 9'3" (4.06 x 2.82)

Bedroom

10'0" x 10'5" (3.05 x 3.18)

Bedroom

7'6" x 7'9" (2.29 x 2.36)

Bathroom

5'5" x 6'4" (1.65 x 1.93)

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



Situated on the borders of Kingswood/Hanham we offer for sale this three bedroom end of terrace property which has been extended to the rear to provide a spacious refitted modern kitchen/breakfast room and recently refurbished spacious lounge/dining room To the upper floor there are three bedrooms and a bathroom. The property further benefits uPVC double glazing, Gas fired central heating, enclosed rear garden and garage to the rear.



what the owners will miss

We will miss the ample amounts of storage around the house and the extensive cupboards in the kitchen plus the light and airy feel of the house.

the location

Elm Road is situated between Hanham and Kingswood and offers easy access to the Avon ring road with good local amenities in Kingswood, Hanham and Longwell Green, There are also good transport links into Bristol just a short walk away.

just a thought...

If you are looking for an extended property offering a modern kitchen with dining area and a separate lounge and dining room then this could be the house for you.