



- Lounge/Dining Room
- Kitchen
- Five Bedrooms
- Family Bathroom
- Front and Rear Gardens
- Garage

183 Station Road, Kingswood, Bristol, BS15 4XN
Offers In The Region Of £450,000 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
Living Room
Dining Room
Kitchen
Landing
Bedroom
Bedroom
Bedroom
Bedroom
Bedroom
Bedroom

11'11" x 11'10" (3.64m x 3.62m)
11'11" x 11'1" (3.65m x 3.38m)
14'6" x 6'9" (4.43m x 2.06m)
Landing
Reduced bedroom
2.7 m²
Approximate total area
11.22 ft²
104.2 m²
Balconies and terraces
46 ft²
4.3 m²
Reduced bedroom
29 ft²
2.7 m²

(1) Excluding balconies and terraces.
Reduced bedroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360



PROPERTY TYPE House

BEDROOMS 5

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



A well presented and extremely well proportioned 5 bed semi detached family home.

Entrance hallway, through lounge/dining room, kitchen, five bedrooms and a family bathroom. With off street parking to the front and rear, a garage and large lawned mature rear garden with an extensive range of trees and shrubs

the location

Covertly placed for access to Page Park, Rodway Hill, the Bristol to Bath cycle track and Staple Hill high street with its range of local shops, cafes, pubs and restaurants. There are a range of local schools within striking distance. Bristol 5.7 miles Bath 10.8 miles

what the owners will miss

This house has a lovely airy feel to it which I love. The gardens have been a joy to create with my parents help. The location is great with everything you may need close by. I have been very lucky to have lovely neighbours even those across the lane by the garage. Whoever buys this house, will certainly be blessed.

just a thought...

Behind this modest exterior lies a substantial and well presented family home offering sizeable accommodation over three levels with gardens, garage and parking, all at a competitive price.