



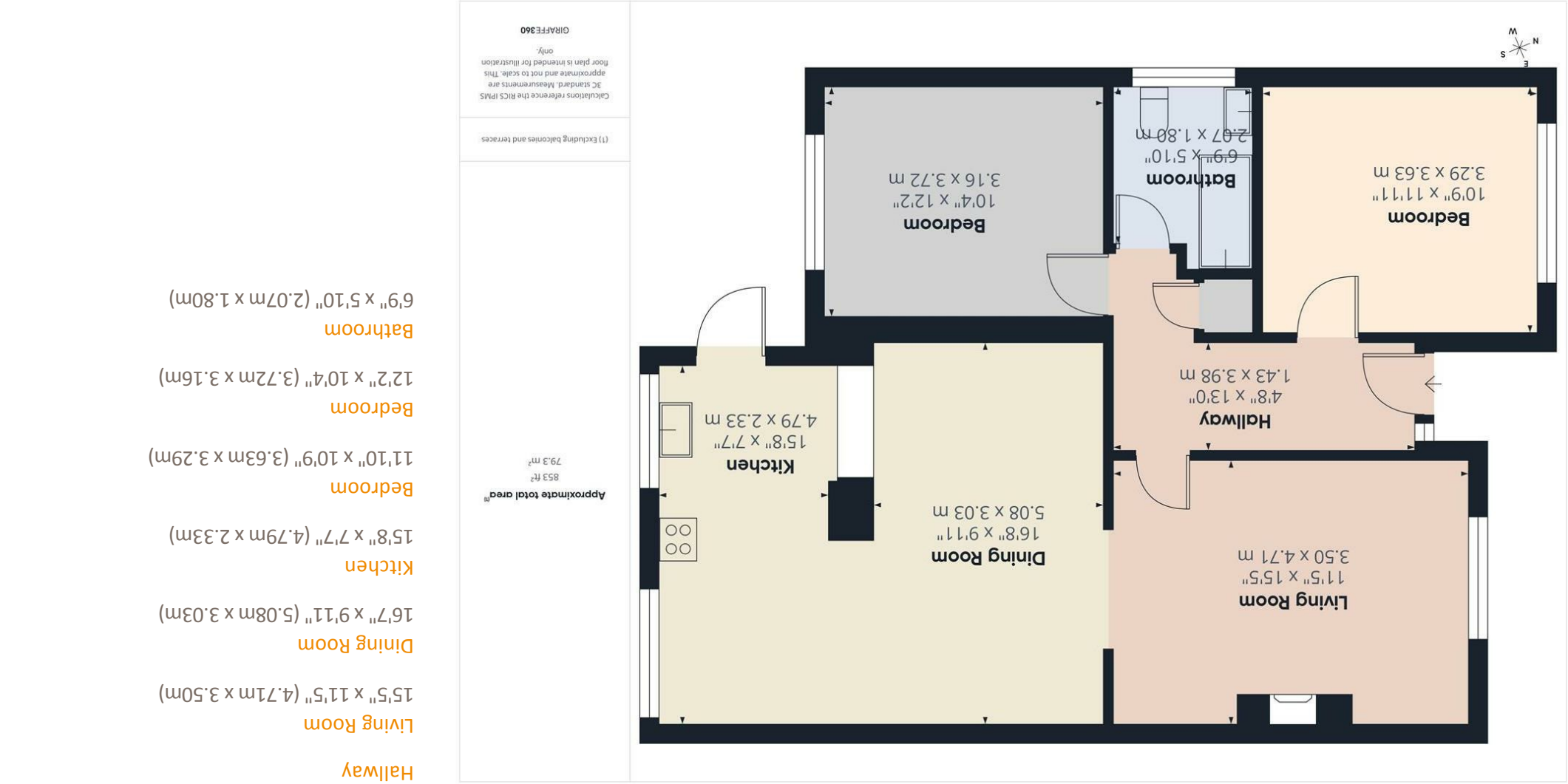
- Lounge with exposed brick fireplace
- Dining room
- Extended kitchen
- Two bedrooms
- Refitted bathroom
- Loft with velux windows
- Established gardens
- Garage

33 Walnut Crescent, Kingswood, Bristol, BS15 4HX  
Offers In Excess Of £320,000 Freehold



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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.



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



A deceptively spacious and much improved, semi detached bungalow boasting extended accommodation.

Briefly comprising entrance hall, lounge with exposed brick fireplace, archway to a large dining room, leading to the extended kitchen, two generous bedrooms and a refitted bathroom.

There is a large, boarded loft, with velux windows, offering further scope for conversion (subject to the necessary planning permission).

Outside, there are established gardens and a garage.



*Deceptively spacious and much improved semi detached bungalow!*

### the location

Super convenient location, offering excellent access to the Avon ring road, Bristol and Bath cycle track, the extensive facilities of Kingswood, and retail parks at nearby Longwell Green. The green space of Kingswood park and Grimsbury farm are both nearby. Bristol 4.4 miles Bath 9.3 miles.

### just a thought...

A well presented property with excellent potential, making an internal viewing a must!