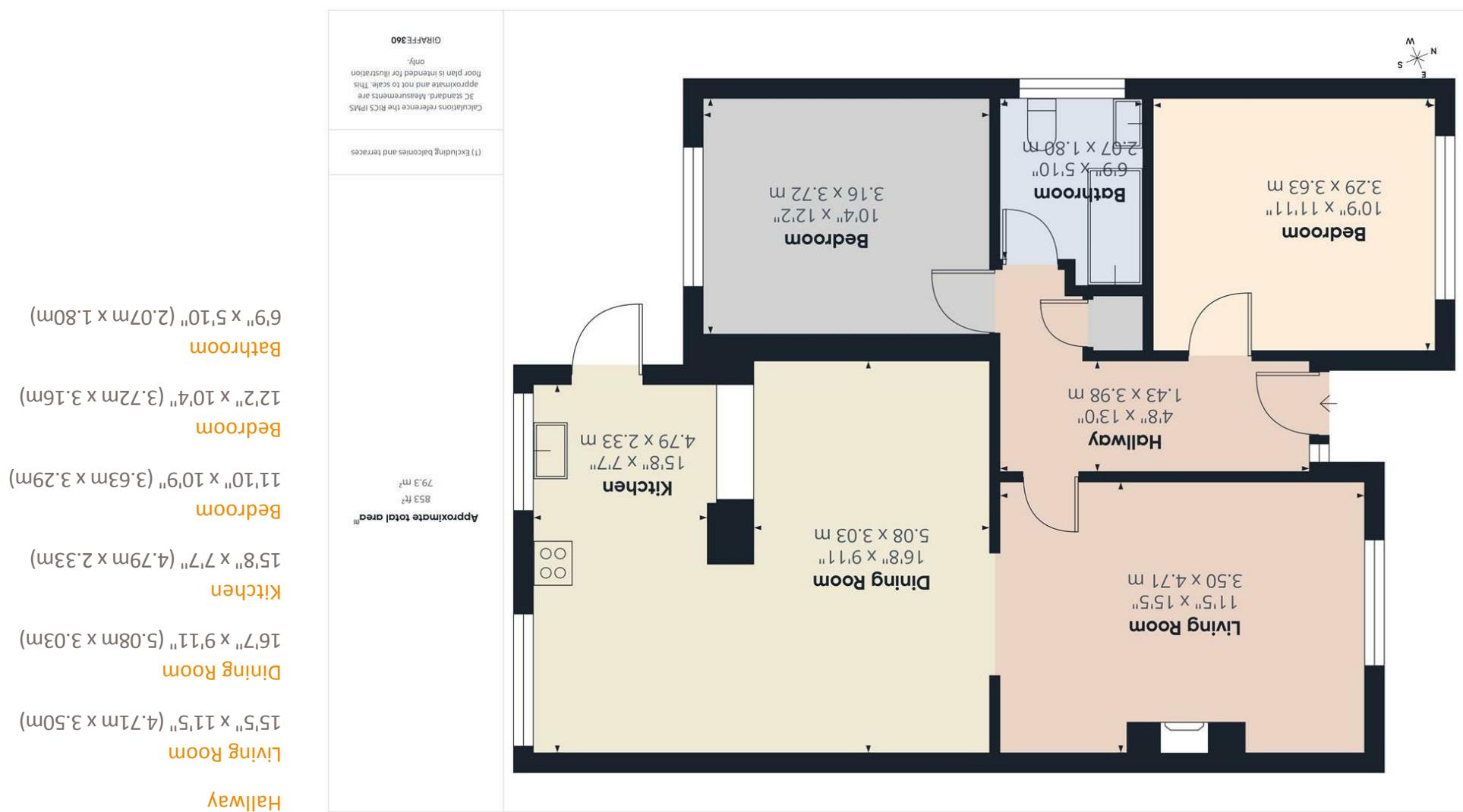


Consumer Protection from Unfair Trading Regulations 2008. We have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from a solicitor or specifically mentioned within the sales particulars, 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.



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

**PROPERTY TYPE** Bungalow - Semi

Detached

**BEDROOMS** 2

**RECEPTION ROOMS** 1

**BATHROOMS** 1

**EPC RATING** D

**COUNCIL TAX BAND** C



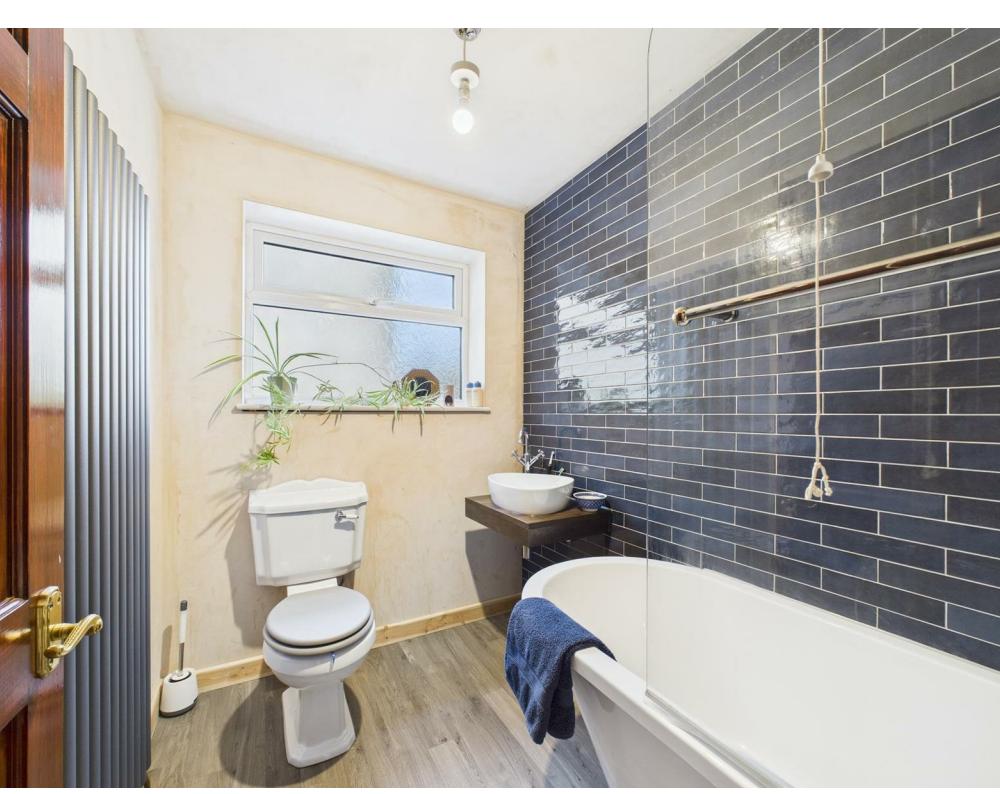
A deceptively spacious and much improved, semi detached bungalow boasting extended accommodation.



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.



### 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.



*Deceptively spacious and much improved semi detached bungalow!*

### just a thought...

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