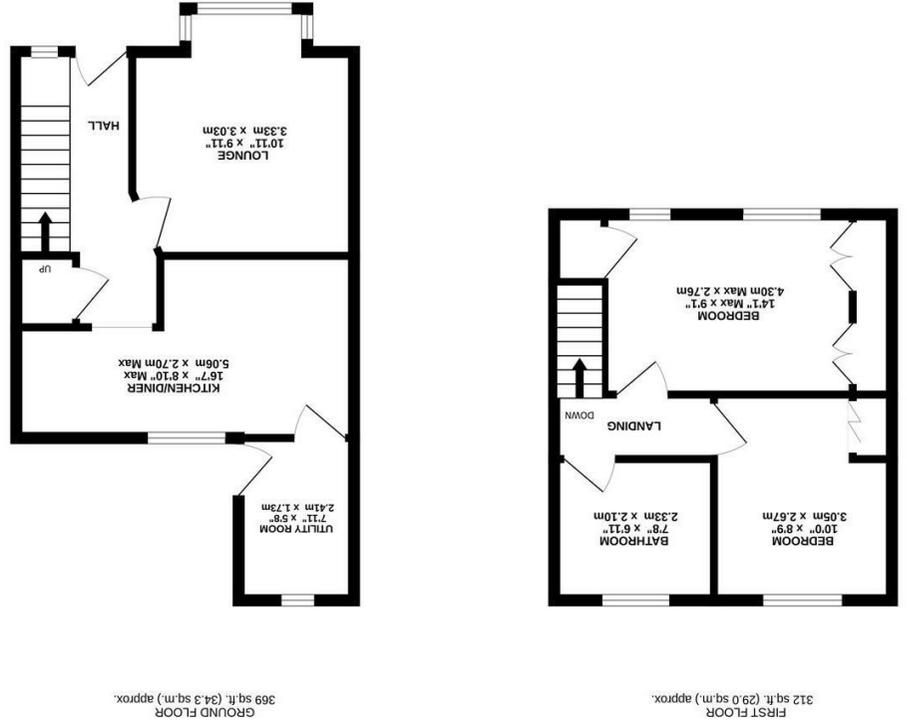




FLOOR PLAN

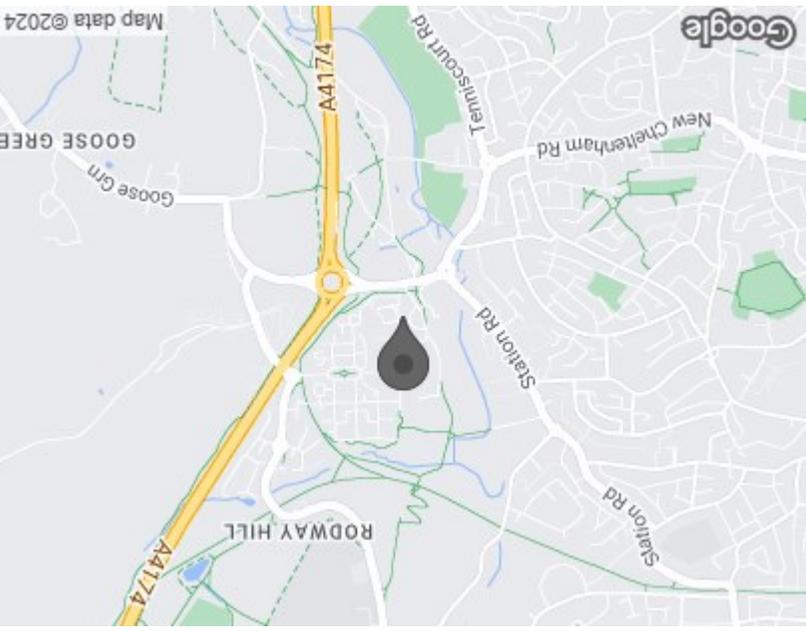


TOTAL FLOOR AREA: 681 sq.ft. (63.3 sq.m.) approx.
 Note every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operability or efficiency can be given.
 Made with Metropix c/2024

FIRST FLOOR
 312 sq.ft. (29.0 sq.m.) approx.

GROUND FLOOR
 369 sq.ft. (34.3 sq.m.) approx.

AREA MAP



Energy Efficiency Rating	
Potential	89
Current	68
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.



SISTON PARK

KINGSWOOD, BRISTOL, BS15 4PE

£265,000



2



1



1



D



Ground Floor

Porch

Hall

Sitting Room

10'11 x 9'11

Kitchen/Dining Room

16'7 x 8'10 max

Utility

7'11 x 5'8

First Floor

Landing

Bedroom One

14'1 max x 9'1

Bedroom Two

10'0 x 8'9

Bathroom

7'8 x 6'11

External

Front Garden

Rear Garden

Workshop

Summer House

OPEN TO OFFERS

We are pleased to offer for sale this splendid two bedroom mid-terrace house overlooking Siston Common.

The entrance hall has three useful storage cupboards and gives access to all ground floor rooms. The lounge is positioned to the front and has a charming double glazed square bay. Extending across the entire rear of the property the delightful kitchen/dining room boasts a Shaker style kitchen with Granite work surfaces. Integrated appliances include a fridge, dishwasher, eye level microwave, hob and extractor. A door leads to the utility room with additional fitted cupboards plus space for a washing machine and under counter freezer; a further door gives access to the garden.

The first floor accommodation is accessed from a central landing, there are two bedrooms both of which benefit from useful storage cupboards. The larger bedroom has two double glazed windows offering views over the common. The spacious family bathroom has a white three piece suite with an electric shower over the bath and an obscured double glazed window to the rear elevation.

Externally the low maintenance rear garden is fully enclosed offering security for those with young children. There is a paved patio and lawn which is divided by a path leading to a workshop.

Additionally there is a summer house with power. The front is partially laid to block paving the remainder laid to lawn with a path to the front door.

Positioned on the edge of Siston Common the property benefits from open green views and a semi-rural feel whilst offering proximity to both the A4174 ring road and the Bristol to Bath cycle path.

