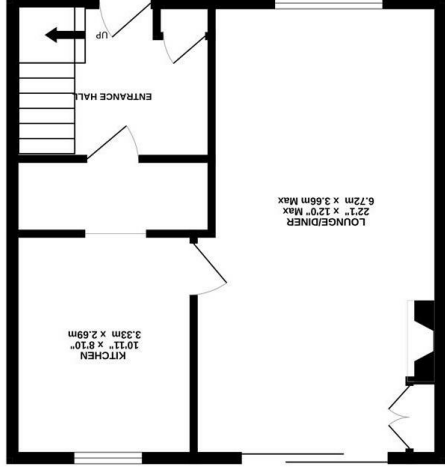
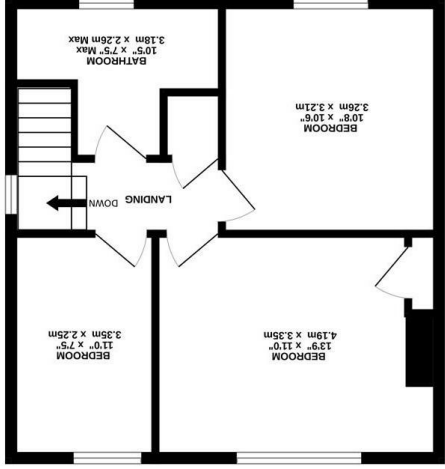




FLOOR PLAN



GROUND FLOOR
455 sq. ft. (42.2 sq.m.) approx.

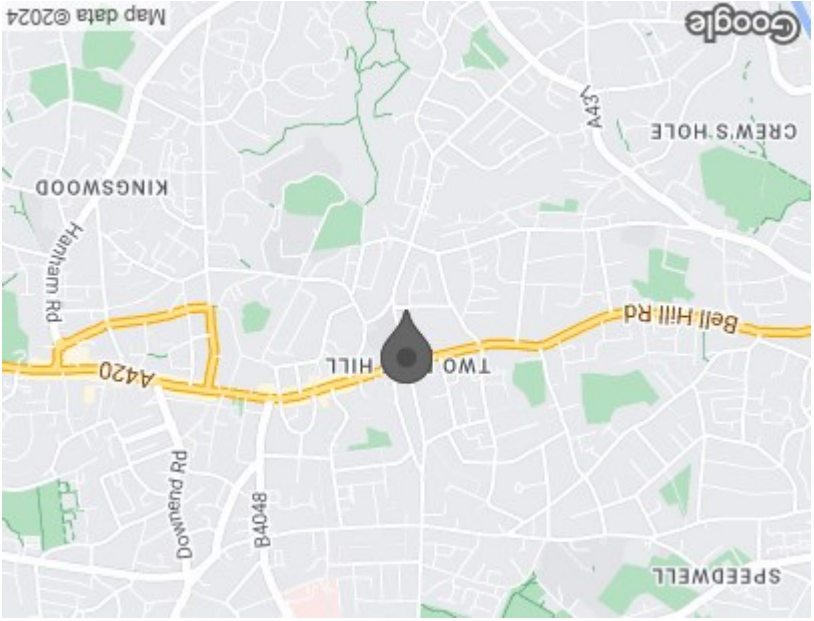


1ST FLOOR
455 sq. ft. (42.3 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements taken on site. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

TOTAL FLOOR AREA : 910 sq.ft. (84.5 sq.m.) approx.

AREA MAP



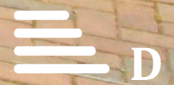
Energy Efficiency Rating	
Potential	83
Current	68
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	

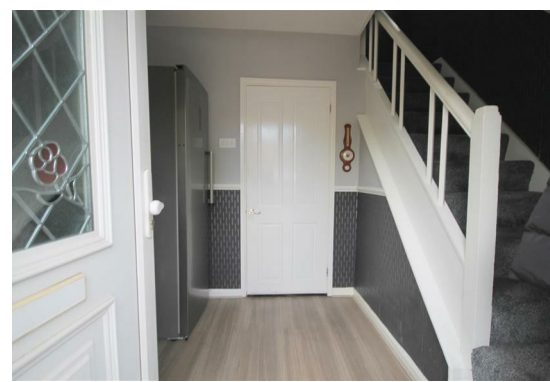
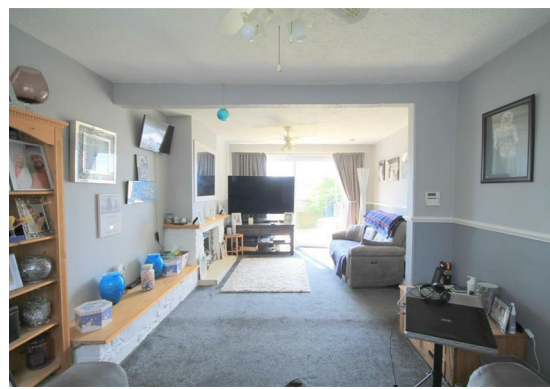
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.



SALISBURY AVENUE
KINGSWOOD, BRISTOL, BS15 8AL

£325,000





Ground Floor

Entrance Hall

Kitchen

10'11" x 8'9"

Lounge/Dining Room

22'0" x 12'0" max

First Floor

Landing

Bedroom One

13'8" x 10'11"

Bedroom Two

10'8" x 10'6"

Bedroom Three

10'11" x 7'4"

Bathroom

10'5" x 7'4" max

Outside

Front Garden

Rear Garden

Garage

Located on the borders of Kingswood and St George, M.Coleman Estate Agents are pleased to bring to the market this three bedroom semi detached property boasting a garage and off street parking.

Having served the current owners for over 40 years and requiring some cosmetic updating, we are confident that the property will appeal to an array of potential buyers.

The ground floor accommodation offers a welcoming entrance hall with stairs rising to the first floor and door to kitchen.

The kitchen has a range of wall and base units finished with traditional style doors with space for cooker, washing machine and slimline dishwasher. Additionally there is an alcove with space for an American style fridge freezer and walk in larder cupboard with fitted shelving and space for two additional appliances. A fitted breakfast bar offers seating for less formal meals.

The dual aspect lounge/dining room is accessed from the kitchen with double glazed window to the front elevation and patio doors to the rear. There is a feature fireplace with gas fire and built in cupboard housing a gas combination boiler.

To the first floor are three bedrooms all of which are double size proportions. The family bathroom boasts an obscured double glazed window to the front elevation with white three piece suite and a mains plumber shower over the bath.

The south facing rear garden is fully enclosed offering a secure space for this with you children. There is two paved seating areas, a level lawn and established borders. A personnel door gives access to the garage and gated access to the walled side garden used by the current owners as storage with sheds. The front of the property is laid to brick paving and offers off road parking for two vehicles.

The high Streets of Kingswood and St George with all the associated amenities are both approximately one mile distant, additionally the property boasts proximity to local schools and bus routes to the City Centre and beyond.

