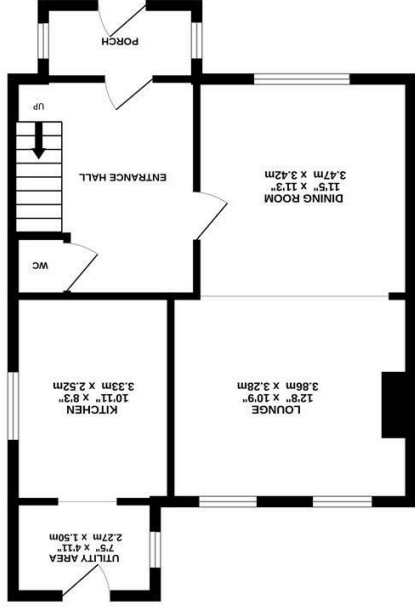




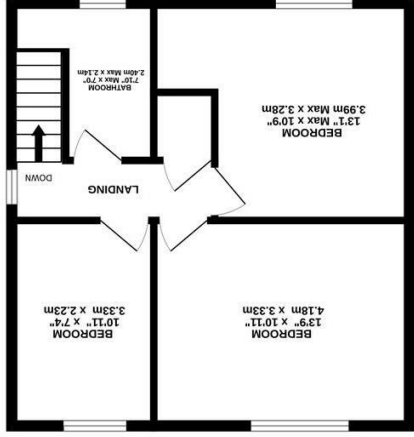
**FLOOR PLAN**



GROUND FLOOR  
525 sq.ft. (48.7 sq.m.) approx.

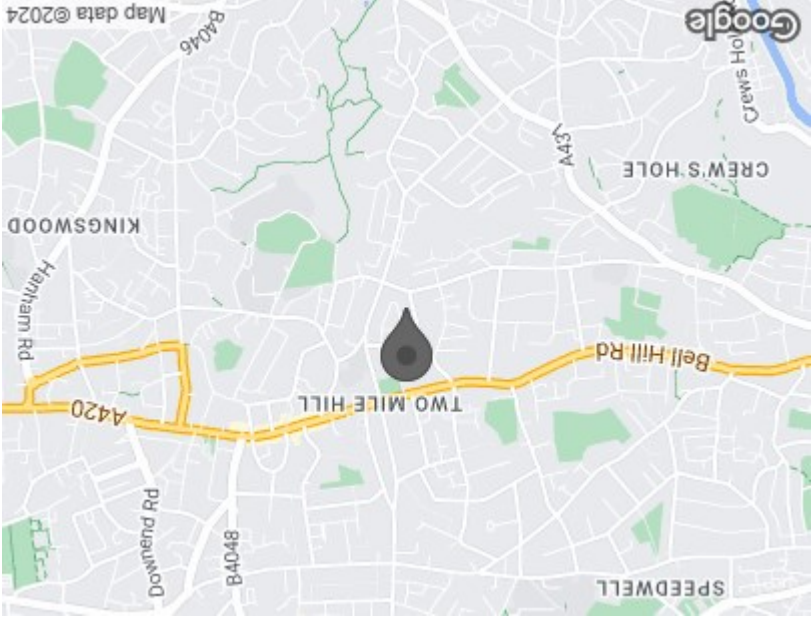
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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TOTAL FLOOR AREA: 986 sq.ft. (91.6 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.

**AREA MAP**



Energy Efficiency Rating	
Potential	83
Current	67
Very energy efficient - lower running costs	A (81-91)
	B (69-80)
	C (55-68)
	D (39-54)
	E (21-38)
	F (1-20)
Not energy efficient - higher running costs	G
EU Directive 2002/91/EC	
England & Wales	

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's employment has the authority to make or give any representation or warranty in respect of the property.



**KINGSWAY AVENUE**  
**KINGSWOOD, BRISTOL, BS15 8AN**  
**ASKING PRICE £360,000**



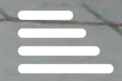
3



1



1



D



**Ground Floor**

**Enrtrance Porch**

**Entrance Hall**

**Ground Floor WC**

**Lounge**

12'7" x 10'9"

**Dining Room**

11'4" x 11'2"

**Kitchen**

10'11" x 8'3"

**Utility**

7'5" x 4'11"

**First Floor**

**Landing**

**Bedroom One**

13'8" x 10'11"

**Bedroom Two**

13'1" max x 10'9"

**Bedroom Three**

10'11" x 7'3"

**Bathroom**

**Outside**

**Front Garden**

**Rear Garden**

**Double Garage**

598 x 5,20



Welcome to Kingsway Avenue, a charming semi-detached house located between the High Streets of Kingswood and St George that offers a blend of modern living and comfort.

This property boasts a generous balance of accommodation to the ground and first floors, perfect for those with growing children.

The welcoming entrance porch gives access to the hall where stairs lead to the first floor and doors to ground floor rooms.

The dual aspect lounge through dining room is a bright and airy space with Oak flooring that enhances the roomy feel.

The modern kitchen is fully fitted with high gloss wall and base units completed with polished chrome handles and black Granite effect work tops. Integrated appliances include an oven, microwave, induction hob, extractor fan and dishwasher; there is also space with plumbing for a washing machine and further appliance.

The property also includes a convenient ground floor WC for added comfort and functionality.

On the first floor, there are three double size bedrooms and a fully tiled three piece bathroom with mains plumbed shower over bath.

One of the highlights of this home is its fantastic parking provision, with space for up to three vehicles, parking will never be an issue for you or your guests.

Additionally, the property comes with a double garage, providing ample storage space or the perfect spot to keep your vehicles safe and secure.

The enclosed rear garden is laid to paving for ease of maintenance and offers a delightful area for relaxing and entertaining guests. Secure gates give access to the side and rear elevations.

Don't miss out on the opportunity to make this lovely property your new home.

Book a viewing today and envision yourself living in this wonderful property.

