



## 45 Dyrham Road

, Kingswood, BS15 4HW

**Offers In Excess Of £300,000**



\*\*\*GET READY TO PUT YOUR OWN STAMP ON THIS PROPERTY, SET IN ONE OF KINGSWOOD MOST POPULAR LOCATIONS\*\*\* Property Comprising of Entrance Hall, Lounge, Kitchen/Diner, Landing, Three Bedrooms, Shower Room, Benefits From Gas Central Heating (Combi), Double Glazing, Enclosed Rear Garden, Driveway & Garage. Sold with No Onward Chain



## Entrance Hall

Entrance door, storage cupboard, door to:-

## Lounge 17'1" x 13'2" (5.21m x 4.02m)

Double glazed window, radiator, electric feature fireplace, stairs, doors to:-

## Kitchen/Diner 17'0" x 11'4" (5.19m x 3.46m)

Matching range of wall and base units with worktop space over, sink unit, built in cooker/hob, space for washing machine, fridge/freezer, double glazed door, double glazed window, sliding patio doors, radiator, storage cupboard

## Landing

Loft access, double glazed window, airing cupboard housing boiler, door to:-

## Shower Room 7'9" x 5'5" (2.38m x 1.67m)

Three piece suite comprising of shower cubical, wash hand basin, low level wc, tiled surround, two double glazed windows, towel rail

## Bedroom 1 12'5" x 10'3" (3.81m x 3.14m)

Double glazed window, radiator

## Bedroom 2 12'4" x 7'10" (3.78m x 2.40m)

Double glazed window, radiator

## Bedroom 3 12'11" x 6'8" (3.94m x 2.04m )

Double glazed window, radiator

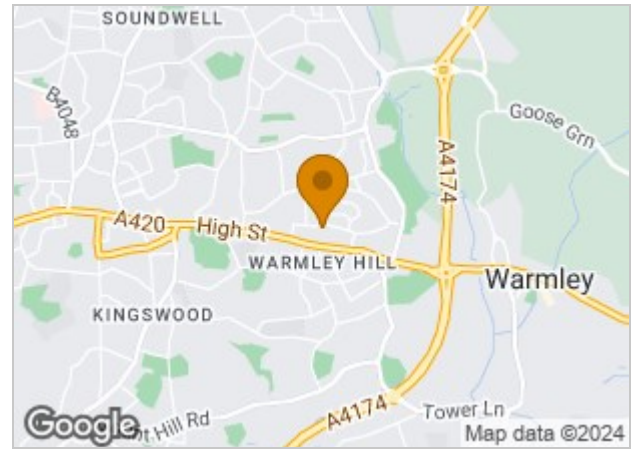
## Garden

Raised decking area and lawn section with mature trees and shrubs

## Garage

Single detached garage

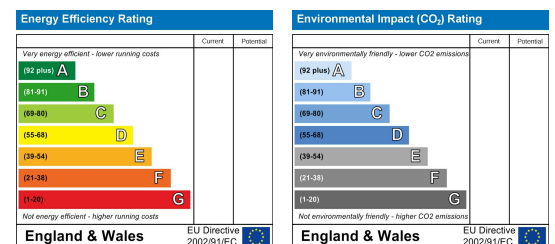
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

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