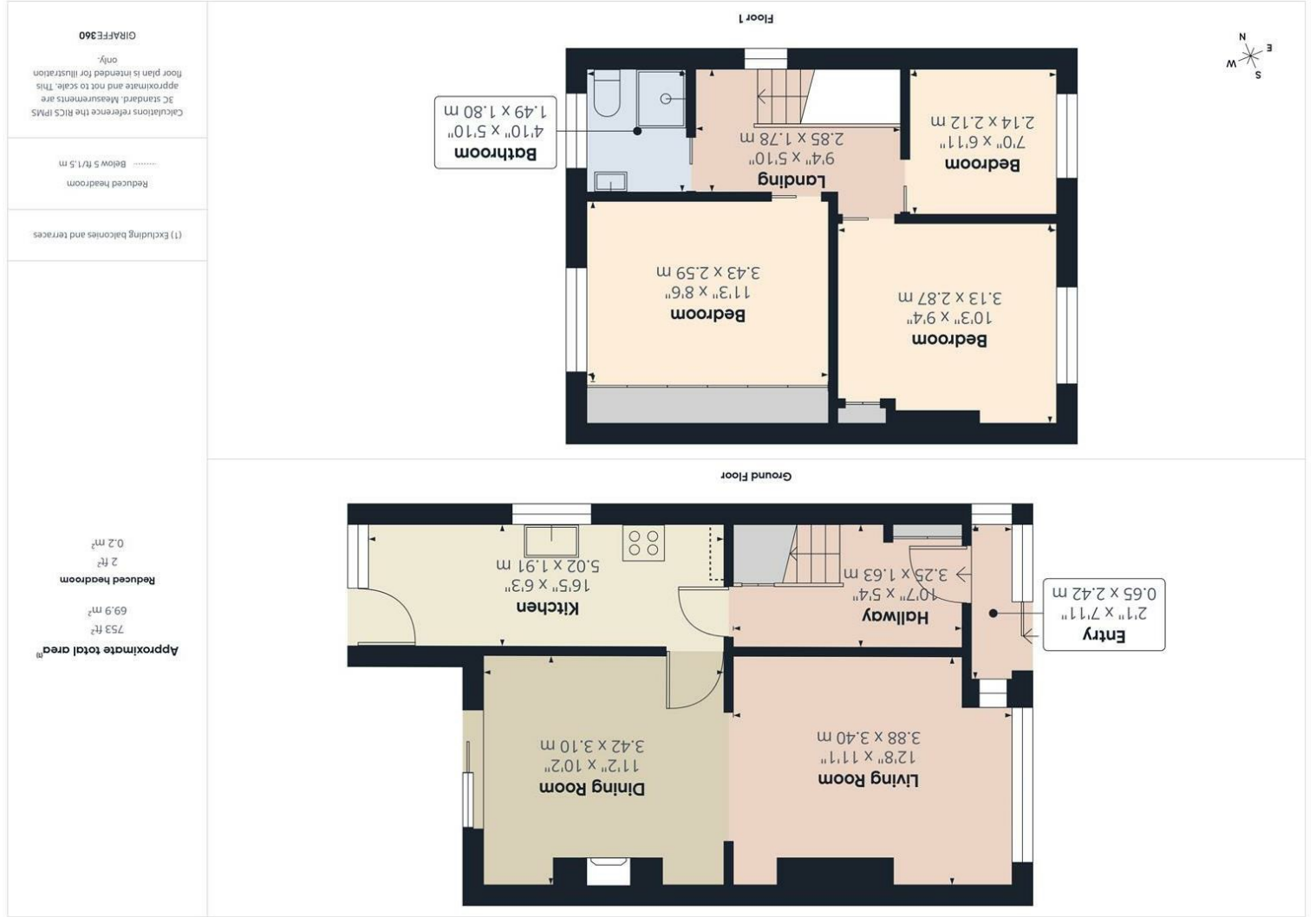


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless 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.

- Entry 2'1" x 7'11"
- Hallway 11'2" x 10'2" (3.42m x 3.10m)
- Kitchen 16'5" x 6'3" (5.02m x 1.91m)
- Dining Room 11'2" x 10'2" (3.42m x 3.10m)
- Living Room 12'8" x 11'1" (3.88m x 3.40m)
- Living Room 12'8" x 11'1" (3.88m x 3.40m)
- Landing 12'8" x 11'1" (3.88m x 3.40m)
- Bedroom 11'3" x 8'5" (3.43m x 2.59m)
- Bedroom 10'3" x 9'4" (3.13m x 2.87m)
- Bedroom 6'11" x 7'0" (2.12m x 2.14m)
- Bathroom 5'10" x 4'10" (1.80m x 1.49m)



- Lounge/diner
- Kitchen
- Three bedrooms
- Gas central heating
- Garage and off street parking
- Large rear garden
- Viewing advised

PROPERTY TYPE House - Semi-Detached

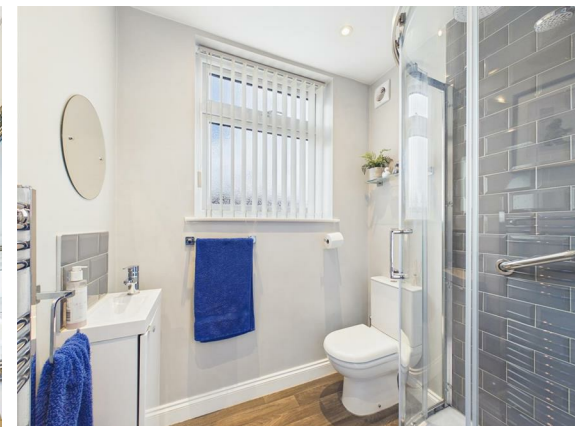
BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



A well-presented 1930s semi-detached family home, ideally located close to Siston Common.

The spacious accommodation comprises an entrance porch and hallway, a generous lounge with archway leading to the dining room, and an extended fitted kitchen. To the first floor are three well-proportioned bedrooms and a modern shower room.

Externally, the property benefits from off-street parking to the front, with side access to a larger-than-average, enclosed rear garden enjoying a southerly aspect, along with a single detached garage.

Solar panels - The Vendor has confirmed there are solar panels at this property. The property owner benefits from the use of energy generated by the solar panels.

In accordance with the Property Misdescriptions Act we advise that the Vendor of the property is a relative of an employee of D W Smith.



what the owners will miss

We have loved our home for the last 60 years, raising our family here and enjoying many happy walks across Siston Common.



the location

Offering easy access to both the high streets of Kingswood and Staple Hill, plus the Bristol to Bath cycle path. The Avon ring road is a short drive away. Green space of Siston Common is nearby. as are Tenniscourt Road playing fields.

just a thought...

If you're searching for the perfect family home, look no further! Ideally positioned for convenient access to the ring road, highly regarded local schools and the open green spaces of Siston Common. Early internal viewing is strongly recommended to fully appreciate all this fantastic property has to offer.