

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.



- Hallway
- Living Room 14'4" x 10'11" (4.38m x 3.35m)
- Dining Room 11'2" x 10'8" (3.42m x 3.27m)
- Kitchen 10'9" x 6'5" (3.28m x 1.96m)
- Landing 882 ft<sup>2</sup> 81.8 m<sup>2</sup>
- Bedroom 11'7" x 10'11" (3.55m x 3.34m)
- Bedroom 10'7" x 10'5" (3.23m x 3.18m)
- Bedroom 11'1" x 7'4" (3.38m x 2.25m)
- Bathroom 7'2" x 4'9" (2.19m x 1.46m)



- Lounge
- Dining area
- Kitchen
- Three bedrooms
- Gas central heating
- Off street parking
- No chain

19 Field Road, Kingswood, Bristol, BS15 1HT  
**£300,000** Freehold

PROPERTY TYPE House

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



Well presented and much loved family home in convenient, cul de sac location.

Entrance hallway, dining area and lounge with patio doors to garden, modern kitchen, three good sized bedrooms and an upstairs shower room.

Off street parking is provided the the front, with side access and a spectacular, welll maintained large rear garden with a range of mature trees and shrubs and patio area.



## the location

Set a short walk from the extensive shopping facilities of Kingswood town centre. There are a whole host of other facilities including local schools, all within easy striking distance. Bristol 3.3 miles Bath 10.2 miles.

*Offered for sale with no onward chain!*

## just a thought...

If you haven't considered this area before, this is one not to be missed! A spacious home, ideal for the young family, with a surprisingly large garden, with huge range of local facilities nearby. All offered at an extremely competitive price point a viewing is recommended.