



## 122 New Cheltenham Road, Kingswood, Bristol, BS15

### Offers In Excess Of £350,000

Offered for sale is this spacious four-bedroom end-terraced home, featuring a large garden and off-street parking. While perfectly liveable, the property would benefit from cosmetic updating throughout, offering an excellent opportunity to add your own style and value. The accommodation comprises a porch, entrance hallway, lounge, kitchen/diner, utility room, first-floor landing, four well-proportioned bedrooms, a family bathroom, and a generous loft room. Externally, the property boasts a large rear garden with access and potential to construct a detached garage (subject to the necessary planning permissions). To the front, there is a substantial driveway providing off-street parking for up to three vehicles. Additional benefits include gas central heating and double glazing. Ideally located on a popular road, the property is close to local shops, well-regarded schools, and offers excellent access to the ring road. Early internal viewing is highly recommended. Council Tax Band B. Energy Rating C.

- Four Bedrooms
- End Terraced
- Large Garden
- Off Street Parking
- Kitchen/Diner
- Energy Rating C
- Double Storey Extension
- Versatile Living Space

#### Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.



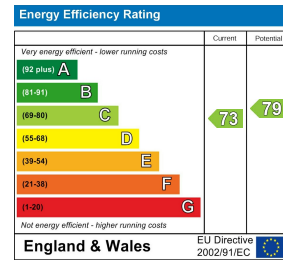
# Floor Plan



# Area Map



# Energy Efficiency Graph



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