



- Spacious 1930's House
- Updated Gas Central Heating in 2021
- Double Glazed
- Popular Location
- Modern Shower Room
- Three Generous Bedrooms
- Two Reception rooms
- Kitchen and Utility room
- Garage and Parking
- No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.



145 Station Road, Kingswood, Bristol, BS15 4XX
£305,000



- Storm Porch 2'3" x 4'10"
- Hallway 15'2" x 5'8"
- WC 3'6" x 2'5"
- Living Room 14'1" x 11'9"
- Dining room 11'10" x 10'9"
- Kitchen 8'7" x 6'7"
- Utility Room 6'4" x 6'10"
- Landing 8'6" x 3'3"
- Bedroom One 12'0" x 10'2"
- Bedroom Two 11'10" x 9'7"
- Bedroom Three 8'8" x 6'0"
- Bathroom 5'11" x 6'0"
- Board Loft Space 22'10" x 17'6"
- Outside
- Front Garden
- Rear Garden
- Garage
- Off-Street Parking

Offered with no onward chain at a realistic price, is the deceptively spacious three bedroom 1930's built semi-detached house with mature gardens, garage and off-street parking. The property does require some updating but is perfectly mortgageable. The accommodation comprises storm porch, hallway, cloakroom, living room, dining room, kitchen and utility room on the ground floor with three generous bedrooms and a modern shower room to the first floor. The loft is fully boarded, access via loft ladder. Other benefits include double glazing. The gas central heating was updated in 2021 to include new radiators and Worcester gas boiler. Situated on this popular road close to local shops, Rodway Common, good schools and bus routes. The ring road is a short commute away. In our opinion this property is sure to be of interest to the first-time buyer/growing family. Council Tax C. Energy Rating D.

**** PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR ****

