

Ground Floor

The Ground Floor plan shows the following rooms and dimensions:

- Kitchen:** 8'10" x 11'8" (2.71 x 3.58 m)
- Living Room:** 14'10" x 11'7" (4.54 x 3.55 m)
- Hallway:** 4'6" x 11'5" (1.38 x 3.50 m)
- Landing:** 2'9" x 8'6" (0.84 x 2.52 m)

A north arrow is located in the top right corner of the plan.

First Floor

The First Floor plan shows the following rooms and dimensions:

- Bedroom:** 8'11" x 11'9" (2.72 x 3.60 m)
- Bedroom:** 7'8" x 11'7" (2.36 x 3.54 m)
- Office:** 4'8" x 9'0" (1.43 x 2.76 m)
- Landing:** 2'9" x 8'6" (0.84 x 2.52 m)
- Bathroom:** 5'5" x 5'2" (1.66 x 1.58 m)

A north arrow is located in the top right corner of the plan.

Approximate total area¹ 653 ft² 60.5 m²

Calculations reference the RICS IPMS 3 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFEE 360



PROPERTY TYPE House - Semi-Detached

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND C



A beautifully presented two-bedroom end-of-terrace home, occupying an impressive wrap-around corner plot in the highly sought-after area of Kingswood.

The ground floor features a kitchen to the front and an open-plan living/dining space spanning the full width of the property. The first floor provides two bedrooms plus a cleverly converted home office and family bathroom.

Set within a substantial corner plot, the property offers an enviable amount of outside space and benefits from private parking adjacent to the garage, which is accessed via a private rear lane.



what the owners will miss

We will miss the property a lot. We are tucked away in a block of 4 houses up a path between 41 and 51 Kingsholme. The property is south facing and has sun from morning till night with the wrap around garden being end terraced. Lovely out door space with potential to extend. Neighbours are great and all been here for years . If our circumstances were different we wouldn't of moved. House itself is quiet cosy and within a few minutes walk from the shops.



the location

Set a short distance from the centre of Kingswood and its extensive range of shops and facilities. The Avon ring road is a short distance away, there is a frequent local bus service and both Bristol and Bath are readily accessible. Bristol 3.7 miles Bath 9.9 miles

just a thought...

This attractive home offers well-proportioned accommodation, generous outdoor space and excellent potential for further enhancement.