



180 Fairlyn Drive

Kingswood, Bristol, BS15 4PZ

**Offers in excess of  
£300,000**



# 180 Fairlyn Drive



## Description

This lovely mid-terrace house located on Fairlyn Drive is an excellent opportunity for first-time buyers to get on the ladder. The property boasts two well-proportioned bedrooms, making it perfect for small families or couples alike.

As you enter through the porch area you are welcomed into a cosy living room. The stylish extended kitchen has velux and rear windows making it a bright space for socialising and is open plan to the dining room.

The property also includes a new bathroom to the ground floor and two full width bedrooms with built in cupboards on the first floor.

Outside, the patio garden offers a lovely outdoor space, perfect for enjoying the fresh air or hosting summer barbecues with friends and family. There's also gated rear access leading to two parking spaces.

Additionally, the house is conveniently located close to Rodway Common, providing a beautiful green space for those who enjoy nature. There are good transports links to the city and the Bristol to Bath Cycle path is a short ride away. This home offers a great space, ready to move into with no onward chain. Please call to view!

- IDEAL FIRST TIME BUY
- LIVING ROOM
- DINING ROOM
- GARDEN WITH REAR ACCESS
- NO CHAIN
- TWO DOUBLE BEDROOMS
- NEW KITCHEN
- DOWNSTAIRS BATHROOM
- TWO ALLOCATED PARKING

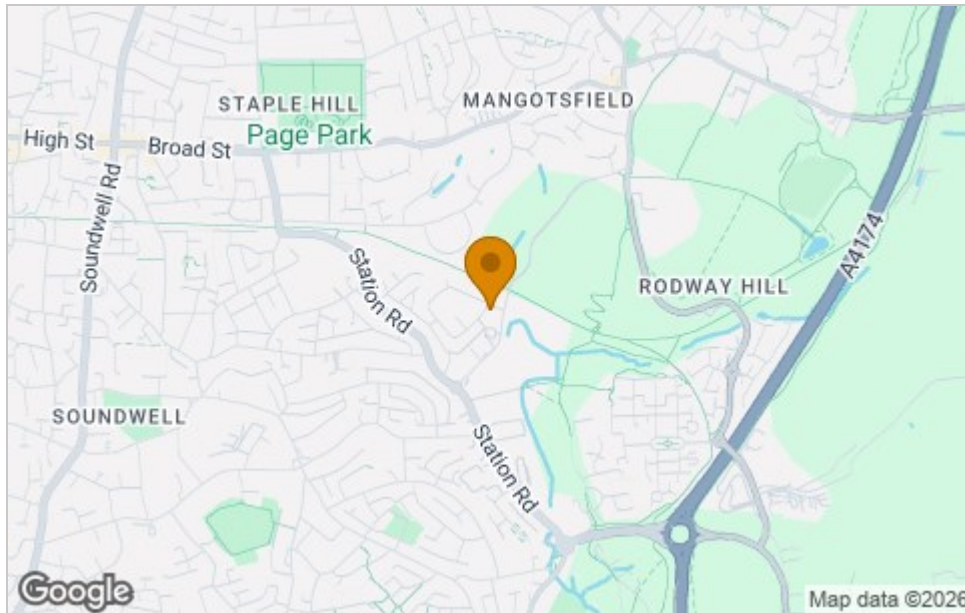




# Floor Plan



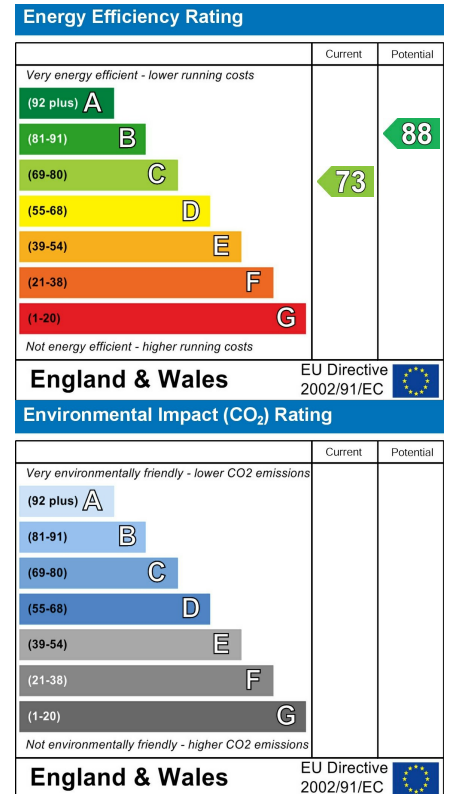
# Area Map



# Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.