

Ground Floor

Entry: 2'1" x 2'4"

Living Room: 12'8" x 11'1"

Dining Room: 11'2" x 10'2"

Kitchen: 16'5" x 6'3"

Reduced headroom: 69.9 ft²

First Floor

Bedroom: 10'3" x 9'4"

Bedroom: 7'0" x 6'1"

Bedroom: 4'10" x 5'10"

Bathroom: 4'10" x 5'10"

Landing: 9'4" x 5'10"

North Arrow



PROPERTY TYPE House - Semi-Detached
BEDROOMS 3
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING D
COUNCIL TAX BAND B



A well-presented 1930s semi-detached family home, ideally located close to Siston Common.

The spacious accommodation comprises an entrance porch and hallway, a generous lounge with archway leading to the dining room, and an extended fitted kitchen. To the first floor are three well-proportioned bedrooms and a modern shower room.

Externally, the property benefits from off-street parking to the front, with side access to a larger-than-average, enclosed rear garden enjoying a southerly aspect, along with a single detached garage.

Solar panels - The Vendor has confirmed there are solar panels at this property. The property owner benefits from the use of energy generated by the solar panels.

In accordance with the Property Misdescriptions Act we advise that the Vendor of the property is a relative of an employee of D W Smith.



the location

Offering easy access to both the high streets of Kingswood and Staple Hill, plus the Bristol to Bath cycle path. The Avon ring road is a short drive away. Green space of Siston Common is nearby. as are Tenniscourt Road playing fields.

what the owners will miss

We have loved our home for the last 60 years, raising our family here and enjoying many happy walks across Siston Common.

just a thought...

If you're searching for the perfect family home, look no further! Ideally positioned for convenient access to the ring road, highly regarded local schools and the open green spaces of Siston Common. Early internal viewing is strongly recommended to fully appreciate all this fantastic property has to offer.