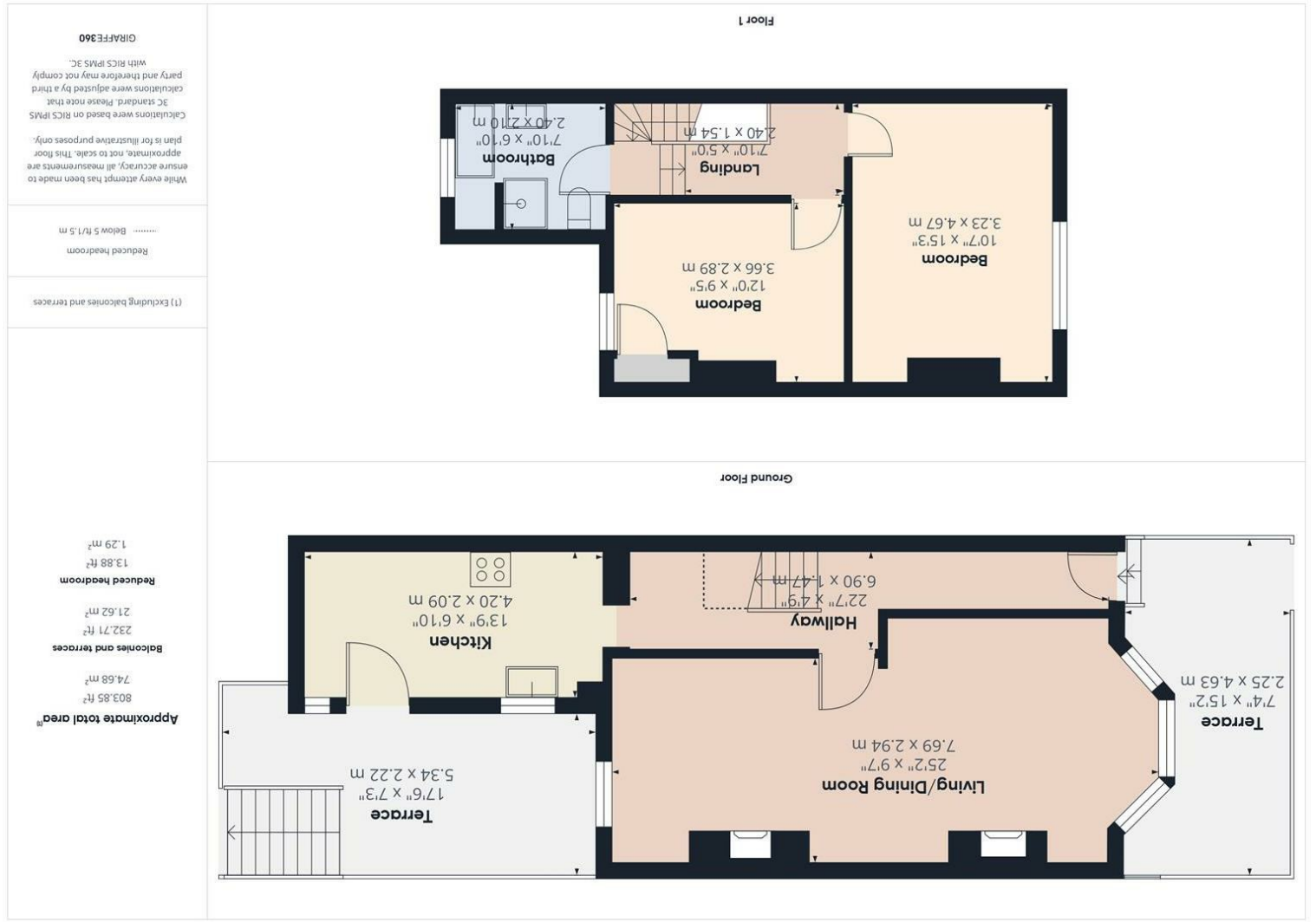


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



Hallway 22'7" x 4'9" (6.90 x 1.47)

Living/Dining Room 25'2" x 9'7" (7.69 x 2.94)

Kitchen 13'9" x 6'10" (4.20 x 2.09)

Bedroom 10'7" x 15'3" (3.23 x 4.67)

Bedroom 12'0" x 9'5" (3.66 x 2.89)

Bathroom 7'10" x 6'10" (2.40 x 2.10)



- Pleasant backwater location
- Lounge opening through to dining room
- Kitchen
- Two large double bedrooms
- Bathroom
- Raised deck courtyard garden to rear
- No onward chain

8 Beaufort Road, Kingswood, Bristol, BS15 1NF
£294,000 Freehold

PROPERTY TYPE House - Terraced

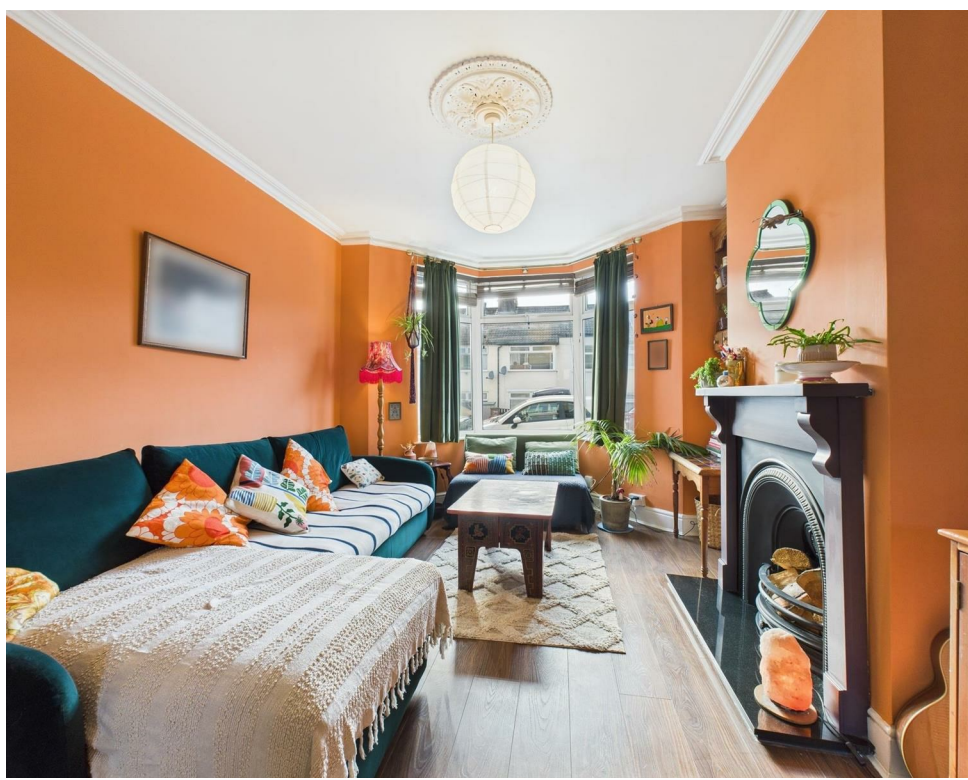
BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



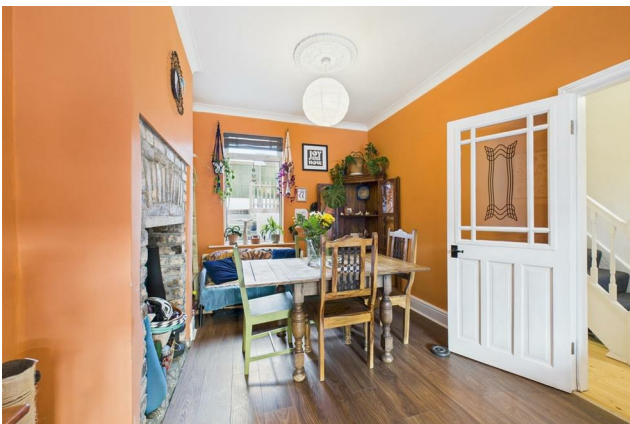
A spacious period property situated in pleasant backwater position.

The accommodation comprises entrance hall, bay fronted lounge opening through to a dining room and kitchen.

To the first floor are two large double bedrooms, and a four piece bathroom.

Outside, is a raised, decked courtyard garden.

No onward chain



the location

Set not far from the heart of Kingswood, with its shops, bars and restaurants, the Avon ring road and cycle path, are also within easy striking distance. The shopping facilities of Gallagher retail park at Longwell Green, are a short drive.

Ideally placed for access for both Bristol and Bath, this is an ideal family home.

Bristol 3.1 miles Bath 10.2 miles

what the owners will miss

"We will miss the light and airy lounge, the quiet position and the nearby playing fields for evening walks."



just a thought...

Homes of this nature often attract a lot of interest, so we would recommend a prompt viewing to avoid disappointment.