

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.



- Porch 3'5" x 6'1"
- Hallway 11'7 ft²
- Living Room 12'9" x 11'9" (3.90m x 3.59m)
- Dining Room 10'4" x 10'0" (3.16m x 3.05m)
- Kitchen 10'4" x 7'5" (3.17m x 2.27m)
- Landing 11'3" x 8'3" (3.45m x 2.52m)
- Bedroom 12'2'0" x 9'11" (3.92m x 3.04m)
- Bedroom 8'3" x 8'3" (3.45m x 2.52m)
- Bedroom 8'11" x 7'7" (2.73m x 2.32m)
- Bathroom 8'11" x 7'7" (2.73m x 2.32m)
- Bathroom 6'5" x 5'5" (1.96m x 1.66m)
- Freehold subject to a ground rent of £7.50 per ann



- Living room
- Separate dining room
- Kitchen
- Three bedrooms
- Gardens to front and rear
- Larger than average garage
- No onward chain

25 Fairview Road, Kingswood, Bristol, BS15 9UU
£280,000 Freehold

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING E

COUNCIL TAX BAND B



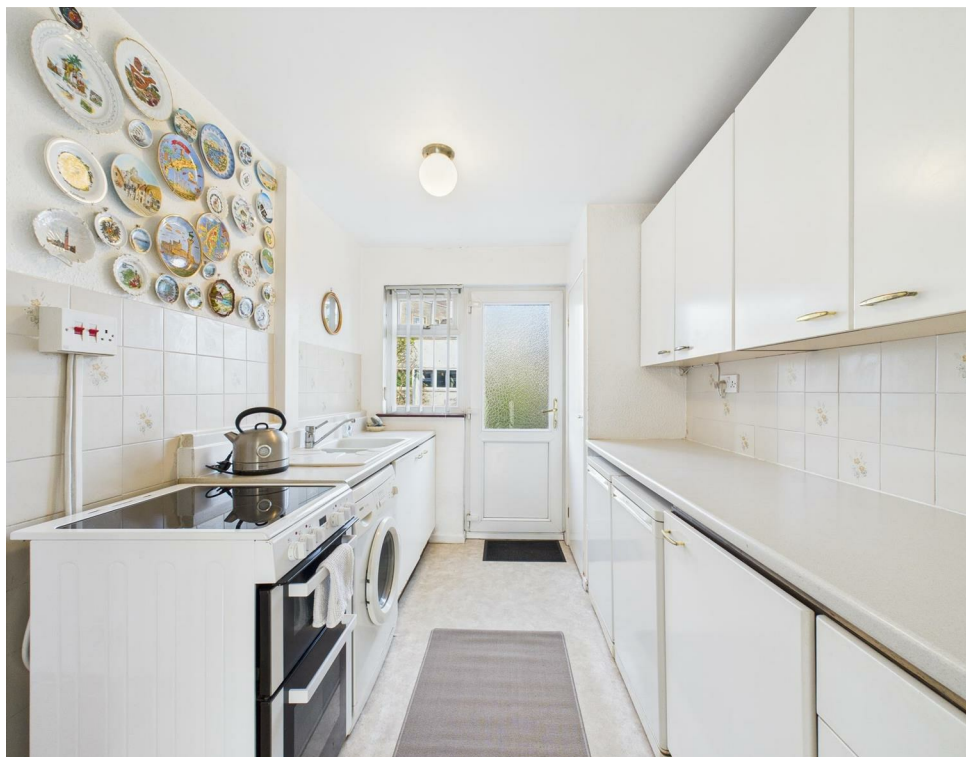
A well presented three bedroom family home in popular location.

Entrance porch, entrance hallway, living room, separate dining room and kitchen.

At the first floor are three bedrooms and a bathroom.

With gardens to front and rear, there is also a larger than average 19'3 x 15'7 garage.

Offered for sale with no onward chain!



the location

Well placed for all good local amenities, the comprehensive facilities of nearby Kingswood and the retail park at Longwell Green are both within easy striking distance. There is green space at nearby Grimsbury Road, and the Avon ring road and Bristol to Bath cycle track are easily reachable. Bristol 4.6 miles Bath 9.2 miles

Offered for sale with no onward chain!

just a thought...

Although requiring some light updating, this is a deceptively spacious, well loved and well maintained home, ideal for the young family and offered at an extremely competitive price point, With oversized garage and loads of potential this one should be at the top of your list to view.