13 Brockhurst Gardens, Kingswood, Bristol, BS15 1BX

£330,000 Freehold

DW SMITH EST 19 99

- Semi detached family home
- Spacious lounge
- Kitchen/dining room
- Three bedrooms
- Family bathroom and downstairs WC
- Ample off-street parking to the front
- Garage to the rear
- Additional parking suitable for a camper van, boat, or trailer storage

Hallway

Living Room
13'5" x 12'11" (4.09m x 3.94m)

Dining Room
10'2" x 10'0" (3.11m x 3.07m)

Kitchen
10'8" x 7'6" (3.26m x 2.30m)

WC
4'1" x 3'7" (1.25m x 1.11m)

Landing

Bedroom
12'10" x 9'10" (3.92m x 3.00m)

Bedroom
12'3" x 10'2" (3.74m x 3.10m)

Bedroom
8'9" x 8'8" (2.68m x 2.66m)

Bathroom
8'2" x 5'6" (2.50m x 1.68m)

Garage
17'1" x 8'6" (5.21m x 2.60m)

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.

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PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

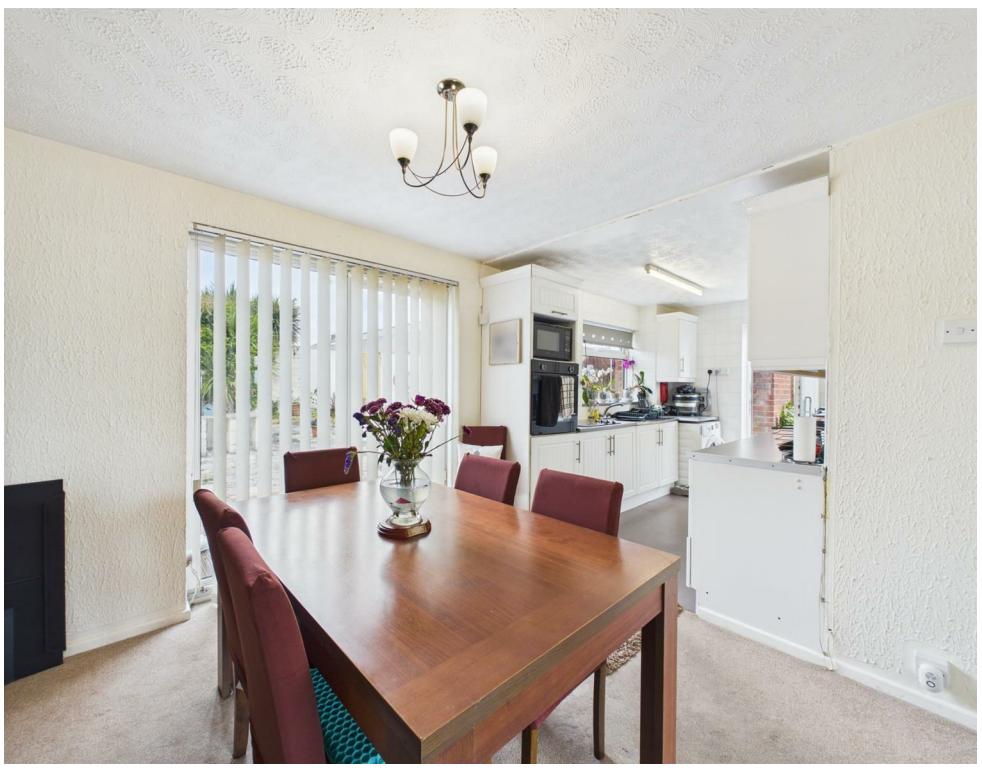
EPC RATING

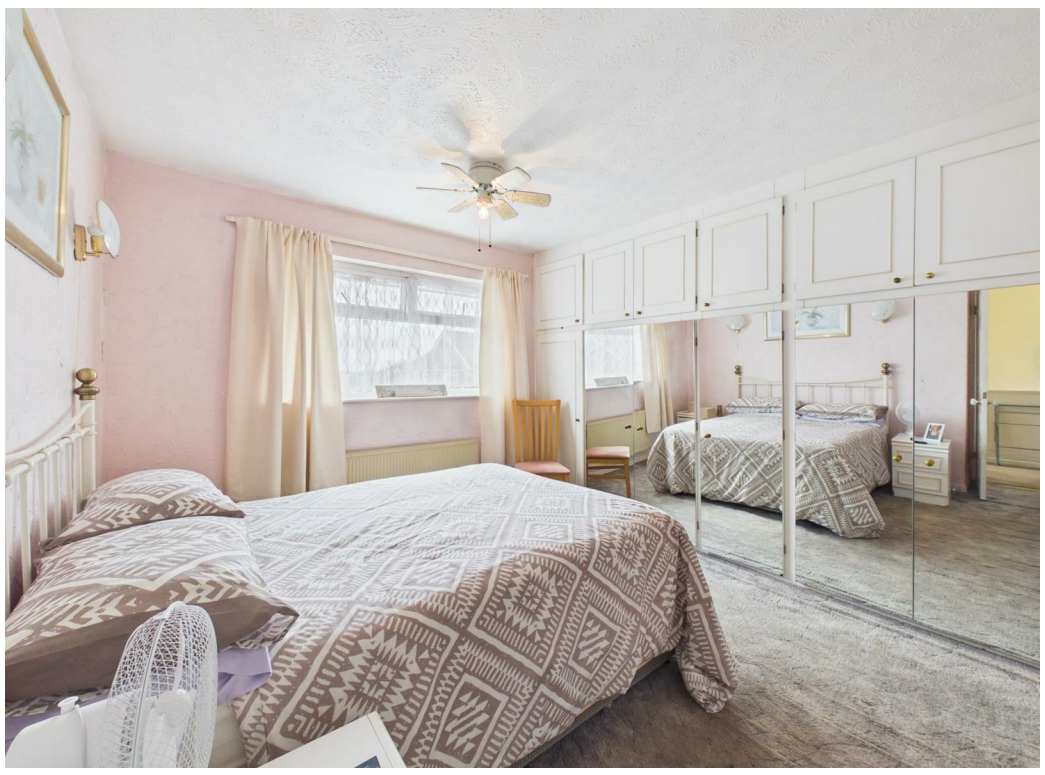
COUNCIL TAX BAND C

Owned by the same family for 42 years, we are pleased to offer for sale this deceptively spacious semi detached home.

With entrance hallway, downstairs wc., lounge, kitchen/diner, three bedrooms and an upstairs family bathroom.

With ample off street parking to front, the property benefits from a garage to rear, and an additional, enclosed courtyard with double gates leading in, which could provide additional parking or space for a camper van or boat.





the location

Super convenient location, set just off the main A420, which runs directly into Bristol city centre. There is a frequent local bus service, nearby schools, Tesco Express and the more comprehensive facilities of Kingswood centre, are but a short distance away.

what the owners will miss

"I have had amazing neighbours here. Everyone on the street is very friendly, and there is a real sense of community. I will miss the people a lot. The location is excellent for bus routes, doctors, and local schools. The street itself is very quiet, with a lovely family-oriented feel, while still having everything you need right on the doorstep."

just a thought...

If you hadn't considered this era of house before, this is one not to be missed! Decent size light filled rooms, views towards the city centre, garage, garden and additional parking. A fantastic opportunity!