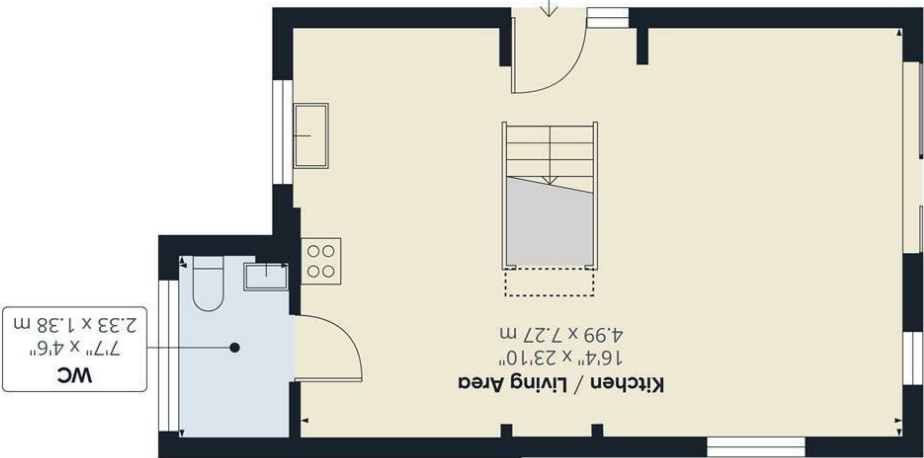
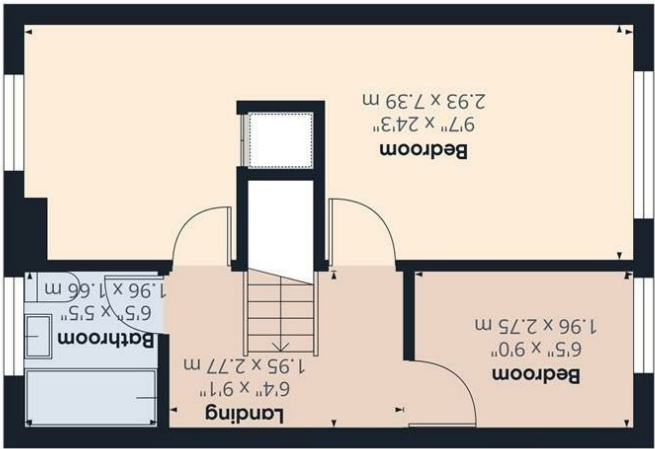




- Spacious open plan living/kitchen area
- Three bedrooms
- Family bathroom
- Gas central heating
- Low maintenance garden
- Driveway parking

91 Glanville Gardens, Kingswood, Bristol, BS15 9WY
£340,000 Freehold

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.



Approximate total area*
79.2 ft²
7.37 m²
Reduced bedroom
3 ft²
0.3 m²

(1) Excluding balconies and terraces.

Reduced bedroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Kitchen/Living Area 23'10" x 16'4" (7.27m x 4.99m)
WC - NOT PLUMBED IN 7'7" x 4'6" (2.33m x 1.38m)
Landing 24'2" x 9'7" (7.39m x 2.93m)
Bedroom 9'0" x 6'5" (2.75m x 1.96m)
Bedroom 6'5" x 5'5" (1.96m x 1.66m)
Bathroom 6'5" x 5'5" (1.96m x 1.66m)

PROPERTY TYPE House - Semi-Detached
BEDROOMS 3
RECEPTION ROOMS 2
BATHROOMS 1
EPC RATING
COUNCIL TAX BAND C



A well-proportioned property with a modern and unique feel throughout.

On the ground floor there is a spacious open-plan living and kitchen area with WC (toilet and wash basin not plumbed in).

At the first floor are three bedrooms and family bathroom. It is currently arranged as two bedrooms with the connecting cupboard removed to create a walk in dressing room. The original three bedroom layout could easily be reinstated if desired

To the rear of the property is a pleasant low maintenance garden and driveway parking.

the location

Conveniently placed for access to the facilities of Kingswood and Hanham high street. Longwell Green retail park with its range of national retailers and leisure centre, is a short distance away. There are good local schools nearby and the Avon ring road and Bristol to Bath cycle path are close at hand. Bristol 4.2 miles Bath 9.1 miles

just a thought...

If you're ready to settle down, start a family and build your life, then this spacious property could be perfect for you.

*Offered for sale
with no onward
chain!*