11 Kennard Rise, Kingswood, Bristol, BS15 8AF

£320,000 Freehold

DW SMITH EST 19 99



- Living room
- Dining area
- Kitchen
- Three bedrooms
- Large garden to rear
- Garage (in need of repair)
- Gas central heating and woodburner



Hallway
5'4" x 12'7" (1.63 x 3.86)

Living Room
11'2" x 13'11" (3.41 x 4.25)

Dining Area
10'5" x 11'11" (3.19 x 3.65)

Kitchen
5'10" x 14'9" (1.79 x 4.51)

WC

First Floor Landing

Bedroom
9'9" x 11'10" (2.98 x 3.62)

Bedroom
8'11" x 12'1" (2.73 x 3.70)

Bedroom
6'11" x 9'3" (2.11 x 2.82)

Bathroom
5'8" x 5'6" (1.75 x 1.70)

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 - End Terrace

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C





A spacious three bedroom property with a large rear garden.

The home has a living room with wood burner, kitchen and dining area, plus the advantage of a downstairs WC.

To the first floor are three bedrooms and a family bathroom.

With gas central heating and garage (in need of repair).

Ideal for the young or growing family.











the location

Situated just off Kingsway and close to Hillside Day Nursery, Two Mile Hill primary school and John Cabot Academy this property is perfect for families. The property also allows easy access to Kingswood high street with Kings Chase shopping centre and a range of nearby cafes and shops. Bristol 2.8 miles Bath 9.8 miles



what the owners will miss

" I've enjoyed living at Kennard Rise. The garden been great for family gatherings and also, just chilling in my hammock. When my daughter was younger it was conveniently located for both primary and secondary schools. I'll also miss walking my dog in Magpie Bottom nature reserve."

just a thought...

If you haven't considered this area before then why not? There is excellent value for money and it is surprisingly close to shops, cafes, bus routes and local facilities in the area.