



- Beautifully presented and extended
- Living room
- Kitchen/diner/family room
- Three bedrooms
- Lovely enclosed rear garden
- Gas central heating
- Garage and parking

35 Yew Tree Drive, Kingswood, Bristol, BS15 4UB
£340,000 Freehold

5'8" x 14'11" (1.74 x 4.56)
Hallway

12'3" x 13'5" (3.74 x 4.09)
Living Room

17'10" x 16'11" (5.45 x 5.17)
Kitchen/Diner/Family Room

10'4" x 13'10" (3.17 x 4.24)
Bedroom

10'3" x 11'1" (3.13 x 3.38)
Bedroom

7'6" x 8'10" (2.31 x 2.71)
Bedroom

7'8" x 5'5" (2.34 x 1.67)
Bathroom



PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



Beautifully presented and extended three bedroom home.

Entrance hallway, living room, open plan kitchen/diner/family area, three bedrooms and an upstairs bathroom.

With off street parking to both front and rear, there is a lovely enclosed rear garden with patioe and lawn, plus a garage.



what the owners will miss

"We've loved hosting in the social kitchen/diner, with the decking area having been perfect for sunny days. We will miss being so close to East Bristol's commons and open green spaces for dog walking."

the location

Set in popular, convenient location, offering excellent access to the facilities of both Kingswood and Staple Hill. The Avon ring road, and the Bristol to Bath cycle track, are close by, as is Rodway Common, Page Park and the retail facilities of Emersons Green.

Bristol 5.0 miles Bath 10.6 miles

just a thought...

Beautifully presented and surprisingly well placed for a host of local amenities. This home is ideal for first time buyers or a young or growing family. Beautifully presented throughout, this home really is ready to move into!

