12 Tower Road, Kingswood, Bristol, BS15 1PG

£325,000 Freehold

DW SMITH EST 1999

- Living room
- Dining area
- Kitchen
- Bathroom with roll top bath
- Three bedrooms
- Enclosed garden to rear
- No onward chain

Hallway
4'11" x 15'4" (1.52 x 4.68)

Living Room
9'10" x 14'9" (3.00 x 4.52)

Dining Room
9'7" x 13'1" (2.94 x 4.01)

Bathroom
5'1" x 10'11" (1.56 x 3.34)

First Floor Landing

Bedroom
13'4" x 12'2" (4.07 x 3.71)

Bedroom
8'9" x 13'1" (2.68 x 4.00)

Bedroom
5'11" x 9'11" (1.82 x 3.04)

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.

DW Smith & Company, 54 High St, Hanham, Bristol BS15 3DR **TEL** 0117 967 0900
EMAIL enquiries@youridealhome.co.uk **WEB** dwsmithandco.co.uk

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PROPERTY TYPE House - Terraced

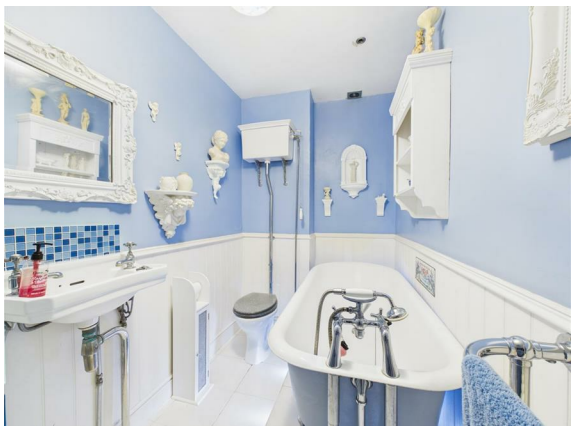
BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



Well proportioned and characterful double bay villa.

Entrance hallway, living room, dining area and kitchen, plus bathroom with roll top bath.

At the first floor are three bedrooms.

The rear garden is of decent proportion and is fully enclosed with a raised, decked seating area.

Offered for sale with no onward chain!

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the location

Set in super convenient location, a short distance away from the facilities of Kingswood shopping centre and nearby Fishponds Road, with its range of shops and cafes. There are local schools nearby, good access to Bristol city centre, via frequent local bus services. Bristol 3.3 miles Bath 10.5 miles

just a thought...

If you hadn't considered this area, or style of home before, this could be the one! Bags of character, deceptively spacious, and a really good sized enclosed rear garden. This is an opportunity not to be missed!