



**Description**

A sizeable three bedroom, two reception room, detached bungalow requiring modernisation set in a plot size of circa 0.3 acres of gardens with garage and on drive parking, offering the clear potential for further extension subject to any requisite consents in this favoured location.

**Situated**

Kingswood is a popular urban area in South Gloucestershire on the eastern border of Bristol. It is located near to the A420 with convenient access to both Bristol and Bath. Kingswood has its own High Street and shopping precinct with many local shops, facilities and amenities. Bristol city centre is within 4 miles, Chippenham is 18 miles and Bath is 12.5 miles away.

**Ground Floor**

Entrance porch, hallway, sitting room, dining room, kitchen, three bedrooms, family bathroom and additional cloakroom.

**Outside**

Gardens of circa 0.3 acres being mainly laid to lawn, detached garage and additional on drive parking.

**Viewings**

Strictly by prior appointment with Chappell & Matthews 0117 973 8734. General enquiries Countrywide Property Auctions 01395 275691.

**Auctioneer's Note**

The property is two years into a professional treatment plan for the control and eradication of Japanese Knotweed which has been identified within the garden. Measurements have been taken using the Promap mapping facility, interested



parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.