

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.



- Entry 14'6" x 13'2" (4.43m x 4.02m)
- Living Room 17'11" x 10'9" (5.47m x 3.28m)
- Kitchen/Dining Room 13'2" x 10'2" (4.02m x 3.12m)
- Bedroom 10'8" x 9'5" (3.26m x 2.88m)
- Bedroom 8'8" x 7'4" (2.66m x 2.26m)
- Bedroom 8'2" x 5'6" (2.50m x 1.68m)

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and to scale. This floor plan is intended for illustration only.  
 GIRAFFE360  
 (1) Excluding balconies and terraces  
 Approximate total area 819 ft<sup>2</sup> 76 m<sup>2</sup>



- Lounge
- Kitchen/dining room
- Three good size bedrooms
- Gas central heating
- Garage and off street parking
- Enclosed rear garden
- No onward chain

9 Owls Head Road, Kingswood, Bristol, BS15 9ZD  
**£360,000** Freehold

PROPERTY TYPE House - Semi-Detached

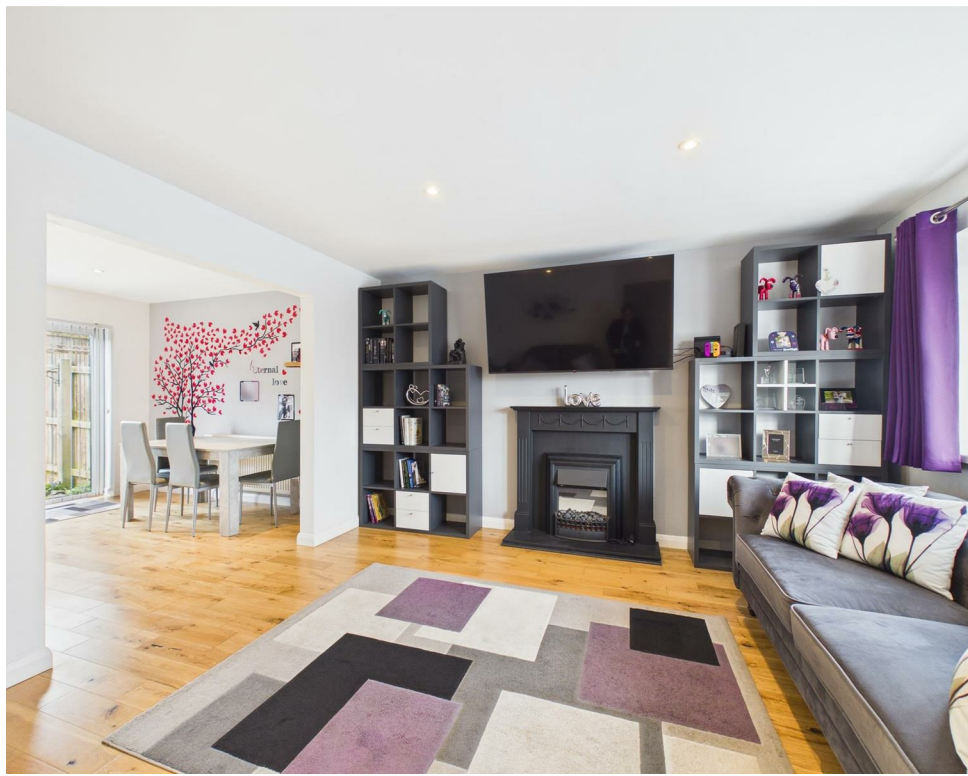
BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND C



A well presented and spacious semi detached property situated in a popular location on the Kingswood/Hanham borders.

The accommodation comprises entrance hall, lounge with archway leading to a modern high gloss fitted kitchen/dining room (Vendor has advised washing machine, tumble dryer, fridge and dishwasher will be included).

To the first floor are three good size bedrooms and a modern bathroom.

Outside, is a block paved driveway, with wired-in wall lights which automatically come on when you drive (there's also a switch to turn them off, located under the wooden shelf in the hallway) which provides ample off street parking, plus a larger than average garage.

To the rear is a generous enclosed garden, with patio area and boasts a sunny aspect.



## the location

Close to good local schools, and the green walks of Cock Road Ridge nature reserve, there is a nearby local convenience store and the more comprehensive facilities of Hanham high street and Longwell Green retail park are nearby. There is also easy access to the Avon ring road and Bristol to Bath cycle path. Bristol 4.0 miles Bath 9.2 miles

*Offered for sale with  
no onward chain!*

## just a thought...

A great opportunity to acquire a family home which occupies a pleasant backwater position within easy reach of popular schools and local amenities.

A prompt internal viewing is strongly recommended to avoid disappointment.