



- Living room
- Separate dining room
- Kitchen
- Conservatory
- Three bedrooms
- Garage and parking
- Large, enclosed garden
- Gas central heating
- Elevated view

45 Kelston Grove, Hanham, Bristol, BS15 9NJ
£410,000 Leasehold

Entry

Hallway

Living Room

14'5" x 12'3" (4.41m x 3.74m)

Dining Room

12'6" x 11'4" (3.83m x 3.46m)

Kitchen

15'4" x 6'11" (4.68m x 2.11m)

Sun Room

11'1" x 9'2" (3.40m x 2.80m)

Landing

12'1" x 10'8" (3.70m x 3.27m)

Bedroom

12'7" x 7'9" (3.84m x 2.37m)

Bedroom

7'9" x 9'3" (2.38m x 2.83m)

Bathroom

8'2" x 6'0" (2.49m x 1.85m)

Loft Room

19'4" x 17'7" (5.90m x 5.36m)

Ground Rent - £5.75 per annum

Lease - 10000 years from 1955



PROPERTY TYPE House - Semi-Detached
BEDROOMS 3
RECEPTION ROOMS 2
BATHROOMS 1
EPC RATING D
COUNCIL TAX BAND D



Well proportioned semi detached home, entrance hallway, living room, separate dining room, kitchen and conservatory at the ground floor.

At the first floor are three bedrooms and a refitted family bathroom.

With off street parking to the side and a single detached garage, with electric roller shutter door, there is a large, enclosed rear garden with two lawned areas and two patio areas with commanding elevated views.

the location

Set in the ever popular Kelston Grove, a short distance from the green space of Cock Road Ridge, lovely elevated views towards South Bristol, the Bristol to Bath cycle track and Avon ring road are readily accessible. Aspect Leisure centre and Longwell Green retail park are both within walking distance, with the extensive range of national retails, gym, swimming pool and cinema complex. Bristol 3.9 miles Bath 8.8 miles

*Commanding,
elevated views!*

just a thought...

If you hadn't considered this area before, think again! A whole host of conveniences on your doorstep, yet with green space and excellent access to local schools, Bristol city centre and Bath beyond.

