

Lobby
Lounge/Diner
13'1" x 23'5" (4.01 x 7.14)
Kitchen
7'4" x 10'10" (2.25 x 3.32)
Rear Lobby
7'2" x 5'0" (2.19 x 1.53)
WC
First floor landing
Bedroom
12'11" x 9'10" (3.95 x 3.02)
Bedroom
12'9" x 10'0" (3.90 x 3.06)
Bathroom
6'10" x 7'9" (2.09 x 2.37)



- Beautifully presented cottage
- Lounge/diner
- Kitchen
- Two good sized bedrooms
- Enclosed rear garden
- Off street parking

28 Footshill Drive, Kingswood, Bristol, BS15 8EY
Offers In The Region Of £330,000 Freehold

PROPERTY TYPE House - End Terrace

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



Beautifully presented cottage style home, entrance porch, good sized lounge/diner and kitchen at the ground floor.

At the first floor are two well proportioned bedrooms and a family bathroom.

With a pleasant, enclosed, lawned rear garden and off street parking.



the location

Set in a popular, convenient location, in a semi elevated position with commanding panoramic views across Bristol. The facilities of Hanham high street and Kingswood centre are both within easy striking distance and the more comprehensive facilities of Longwell Green are a short drive away. The green and wooded walks of Magpie Bottom nature reserve are accessible at the end of the road, Bristol 3.5 miles Bath 9.2 miles

what the owners will miss

"We'll really miss the downstairs space that we created. A really large open plan living/dining room has been great for our two little boys and for having friends around. The garden space, and plot in general, is also something we feel lucky to have. It feels private yet open, and in the summer months really adds to the spacious feel of the house. Finally, the area itself is great. Nice and quiet with zero passing traffic, just around the corner from Magpie Bottom, a 5 minute walk to Hanham High street, and a 15 minute walk to Conham river park."

just a thought...

If you hadn't considered an older style home before, this could be the one! Bright, and deceptively spacious, with a larger than average garden for properties of the era, plus off street parking space. This is one not to be missed!