



- Living room
- Dining area
- Modern kitchen
- Three bedrooms
- Fourth bedroom in the converted loft
- Family bathroom and En Suite
- Enclosed rear garden leading down to a summer house with WC
- Off-street parking

36 Gilbert Road, Kingswood, Bristol, BS15 1RQ
£340,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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.



Hallway
13'1" x 10'5" (4.00m x 3.20m)

Living Room
14'11" x 6'11" (4.57m x 2.13m)

Kitchen
12'5" x 10'3" (3.79m x 3.14m)

Landing
12'4" x 10'7" (3.77m x 3.25m)

Bedroom
7'6" x 6'4" (2.29m x 1.95m)

Bedroom
6'4" x 5'7" (1.95m x 1.72m)

Bathroom
16'10" x 14'2" (5.15m x 4.33m)

En Suite
6'9" x 5'8" (2.06m x 1.75m)

Summer House
9'10" x 8'1" (3.00m x 2.48m)

PROPERTY TYPE House
BEDROOMS 3
RECEPTION ROOMS 2
BATHROOMS 2
EPC RATING D
COUNCIL TAX BAND C



A well presented and much improved deceptively spacious family home.

Entrance hallway, living room, dining area and modern kitchen. Three bedrooms and family bathroom at the first floor with a forth bedroom in the converted loft plus a shower room.

Externally is an enclosed garden loading down to a summer house with WC and off street parking.

Viewing recommended.



the location

Set a short distance from the centre of Kingswood and its extensive range of shops and facilities. The Avon ring road is a short distance away, there is a frequent local bus service and both Bristol and Bath are readily accessible. Bristol 3.7 miles Bath 9.9 miles

what the owners will miss

just a thought...

If you are looking for a spacious home at a competitive price point, this is it. Superbly located close to a plethora of local amenities, this is a home that needs to be internally viewed to be appreciated.