DW SMITH EST 19 99

5 Barcroft Close, Kingswood, Bristol, BS15 8BU

Offers In Excess Of £350,000 Freehold

- Well-proportioned and beautifully presented semi-detached family home
- Three bedrooms
- Spacious lounge with feature wall
- Modern open-plan kitchen/diner
- Store room, WC and integral garage
- Enclosed rear lawned garden with patio area
- Brick-paved off-street parking to the front
- Ideal for families and outdoor entertaining





Hallway

Living Room
13'2" x 12'11" (4.02m x 3.95)

Kitchen/Dining Room
20'10" x 10'0" (6.36m x 3.06m)

Store
7'6" x 6'11" (2.29m x 2.13m)

WC
4'4" x 3'11" (1.33m x 1.20m)

Garage
16'5" x 9'6" (5.01m x 2.90m)

Landing

Bedroom
12'11" x 9'11" (3.94m x 3.03m)

Bedroom
12'7" x 10'1" (3.84m x 3.08m)

Bedroom
8'9" x 8'10" (2.67m x 2.70m)

Bedroom
8'2" x 5'4" (2.49m x 1.64m)

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.

DW Smith & Company, 54 High St, Hanham, Bristol BS15 3DR **TEL** 0117 967 0900
EMAIL enquiries@youridealhome.co.uk **WEB** dwsmithandco.co.uk

DW SMITH EST 19 99

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND C





Well proportioned and beautifully presented semi detached family home.

Entrance hallway, good sized lounge area with feature wall, opening through to a lovely modern style kitchen/diner, with patio doors opening onto rear patio and garden beyond. There is also a store room, garage and downstairs WC.

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

Set in a decent sized plot, with an imprinted concrete drive way providing off street parking to the front, with a pleasant, enclosed lawend and patioed rear garden.

Viewing advised.











the location

Set a short distance from the extensive facilities of Kingswood town centre, there are also local schools nearby. Hanham high street is also a short distance away. Set with in a pleasant cul de sac, this well placed bright home offers a sense of space, yet close to a host of good local amenities.

what the owners will miss

This home has been full of energy, sunshine and happy memories.

From weekend BBQ's in the garden to cosy movie nights in the living room, every corner has a story.

We'll miss the bright, airy rooms, the cheerful garden, and the easy life in cul-de-sac with a friendly neighbourhood.



just a thought...

If you hadn't considered this era of house before, this could be the one! With some really design by the present owners, the home is beautifully presented, ample parking and a great garden - all offered at a competitive price point. Viewing advised