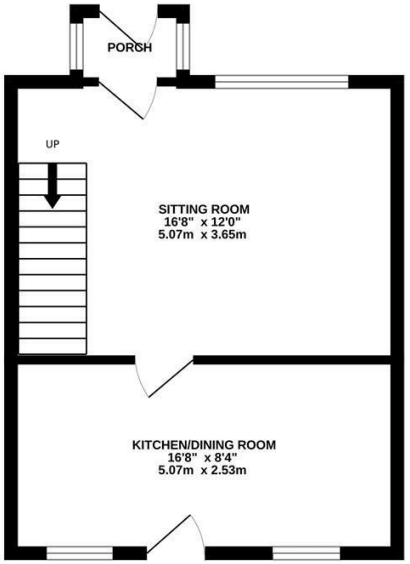
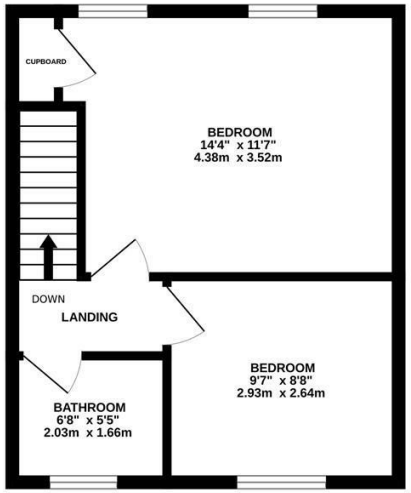
FLOOR PLAN

GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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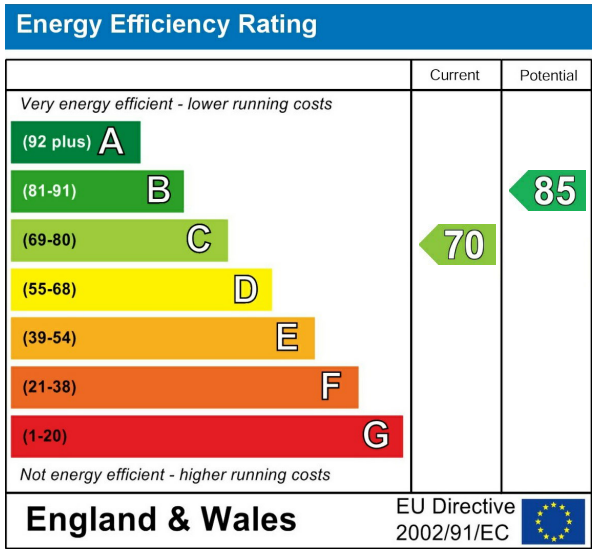
AREA MAP



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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ESTATE AGENTS

LINTHAM DRIVE

KINGSWOOD, BRISTOL, BS15 9GB

£295,000

2 1 1 C

Ground Floor

Porch

Sitting Room
16'8 x 12'0

Kitchen Dining Room
16'8 x 8'4

First Floor

Landing

Bedroom
14'4 x 11'7

Bedroom
9'7 x 8'8

Bathroom
6'8 x 5'5

External

Front Garden

Rear Garden

Off Road Parking

Garage

Offered for sale with NO ONWARD CHAIN, this well-presented two-bedroom semi-detached home is situated in a popular residential location and offers well-proportioned accommodation together with an enclosed garden, detached garage and driveway.

A useful entrance porch opens into the welcoming lounge, where a large double-glazed window floods the room with natural light. There is useful under-stairs storage, stairs rising to the first floor and a further door leading through to the kitchen/dining room.

The kitchen is fitted with a range of wall and base units finished with sleek high-gloss doors and contrasting dark worktops. Integrated appliances include an oven, gas hob and extractor, with space provided for a washing machine and fridge/freezer. The dedicated dining area provides a pleasant space for everyday meals or entertaining, while a door gives access to the rear garden.

Upstairs are two double bedrooms, with the larger room benefiting from two windows and a useful storage cupboard.

The bathroom is fitted with a white suite comprising bath with mains-plumbed shower over, WC and wash hand basin, complemented by an obscured double-glazed window.

Outside, the rear garden offers a patio adjoining a lawn, with a raised gravelled area providing an additional seating or planting space. A useful storage shed and side gate add further practicality. To the rear of the property, accessed via Cade Close, is a driveway providing off-road parking and a detached garage.

A particularly appealing feature is the combination of the well-maintained accommodation, private garden, garage and parking, while the absence of an onward chain should make this an attractive proposition for both first-time buyers and those looking to move without a lengthy chain.