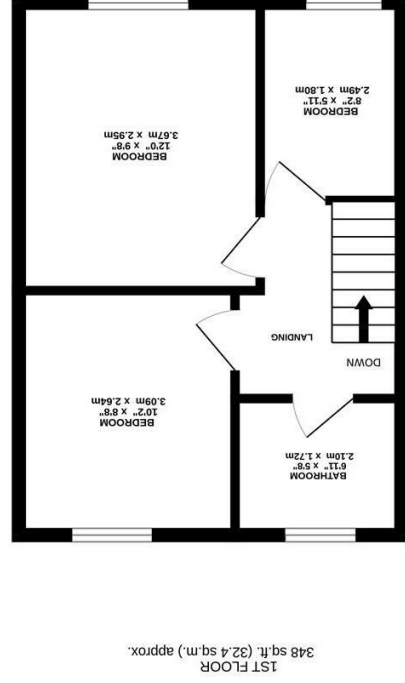
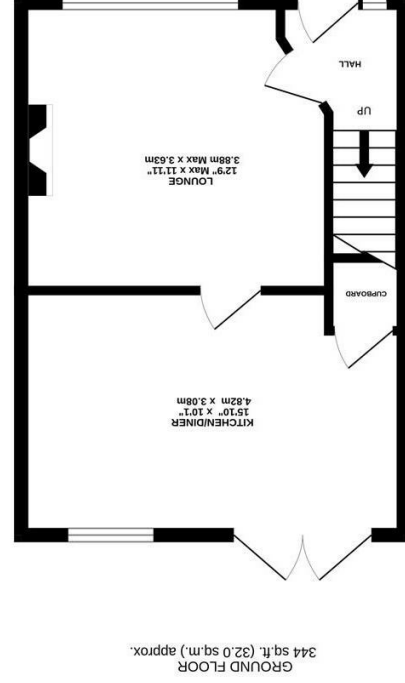




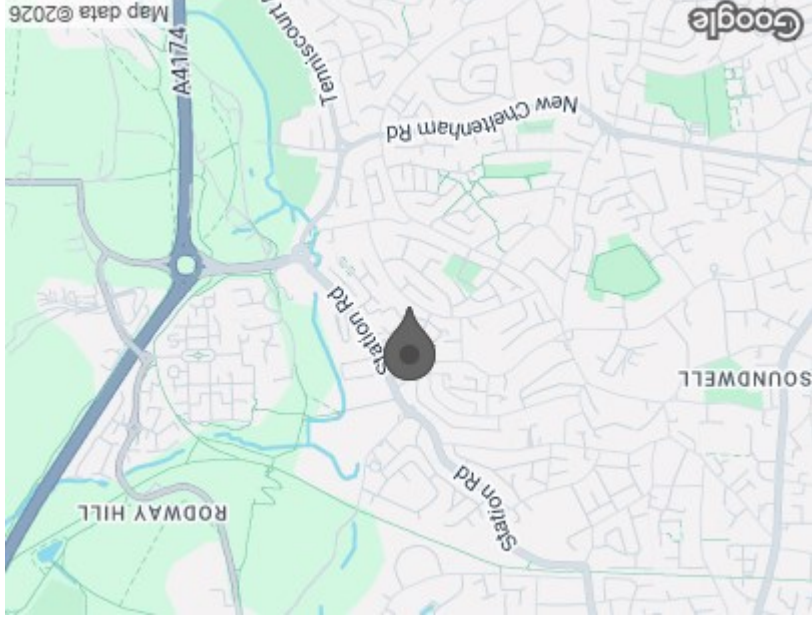
**FLOOR PLAN**



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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 responsible as shown for any error 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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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**AREA MAP**



Energy Efficiency Rating	
Potential	89
Current	70
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	



**WILLIS ROAD**  
**KINGSWOOD, BRISTOL, BS15 4SP**  
**OFFERS OVER £300,000**



3



1



1



C



**Ground Floor**

**Entrance Hall**

**Lounge**

12'9 max x 11'11

**Kitchen/Dining Room**

15'10 x 10'1

**First Floor**

**Landing**

**Bedroom One**

12'0 x 9'8

**Bedroom Two**

10'2 x 8'8

**Bedroom Three**

8'2 x 5'11

**Bathroom**

6'11 x 5'8

**External**

**Front Garden**

**Rear Garden**

**Garage**



M.Coleman are delighted to bring to the market this well-presented three-bedroom mid-terrace home, located on the popular and convenient Willis Road in Kingswood. Offering spacious accommodation and the potential for further development, this is a property sure to appeal to a wide range of buyers. The ground floor welcomes you with an entrance hall that leads to a comfortable lounge positioned at the front of the property, a lovely space to relax and unwind enhanced by a 'Living Flame' gas fire. To the rear is a bright and airy kitchen/dining room offering ample space for family meals and entertaining, with a layout that maximises practicality and flow. A range of wall and base units offer copious storage; there is an integrated gas hob, double oven and extractor plus space for a washing machine, dishwasher and American style fridge freezer. French doors lead from the dining area to the garden and a further door opens to a useful understairs storage cupboard.

To the first floor are three bedrooms, two of which are well-proportioned doubles, along with a third single bedroom that would make an ideal child's room, study or dressing room. A modern bathroom completes the internal accommodation, featuring a contemporary suite with mains plumbed shower over the bath. The rear garden is an attractive and low-maintenance space with a sleek dark grey porcelain patio and a level lawn—perfect for al fresco dining or simply enjoying the outdoors. A garage, accessed via a lane to the rear, offers secure parking or valuable storage. To the front, the property is set back behind a lawned garden with a path to the front door.

Many neighbouring properties have created off-street parking to the front, and this home offers the potential to do the same, subject to the necessary consents.

Ideally located for access to the wide range of shops, cafes and amenities in Kingswood, this property is also well placed for local schools and commuter routes.

