



## 12 Claypool Road

Kingswood, Bristol, BS15 9QH

**£549,995**



Nestled on the tranquil Claypool Road in Kingswood, Bristol, this charming detached bungalow presents an excellent opportunity for both comfortable living and potential development. Boasting three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The two spacious reception rooms offer ample space for relaxation and entertaining, ensuring that you can enjoy both intimate gatherings and larger social events. The property boasts a newly fitted roof and gas boiler. Original Parquet flooring through the majority of the property.

Set within a generous plot, the bungalow benefits from extensive parking facilities, along with a double garage that provides additional storage or workshop space. The absence of a chain means that you can move in without delay, making this property even more appealing.

Moreover, the potential for development, subject to planning permission, opens up exciting possibilities for those looking to expand or enhance the property further. Large attic space for conversion or storage. Whether you envision creating additional living space or perhaps even a new dwelling, this bungalow offers a canvas for your aspirations.

With its prime location in Kingswood, you will enjoy the convenience of local amenities, schools, and parks, all within easy reach. This delightful bungalow is not just a home; it is an opportunity waiting to be seized. Do not miss your chance to explore the potential that this property has to offer.



**Hallway 14'11" x 9'1" (4.57m x 2.77m)**

**Lounge 14'9" x 13'6" (4.52m x 4.13m)**

**Dining Area 10'7" x 9'1" (3.24m x 2.77m)**

**Kitchen 10'2" x 10'1" (3.10m x 3.09m)**

**Bedroom 1 13'2" x 12'4" (4.02m x 3.76m)**

**Bedroom 2 12'6" x 10'0" (3.82m x 3.06m)**

**Bedroom 3 8'9" x 7'2" (2.68m x 2.19m)**

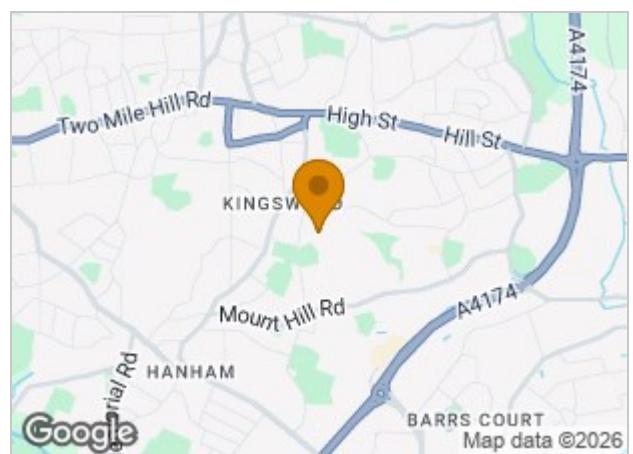
**Shower Room 8'11" x 6'10" (2.73m x 2.10m)**

**Garage/Workshop 29'6" x 21'3" approx (9.00m x 6.50m approx)**

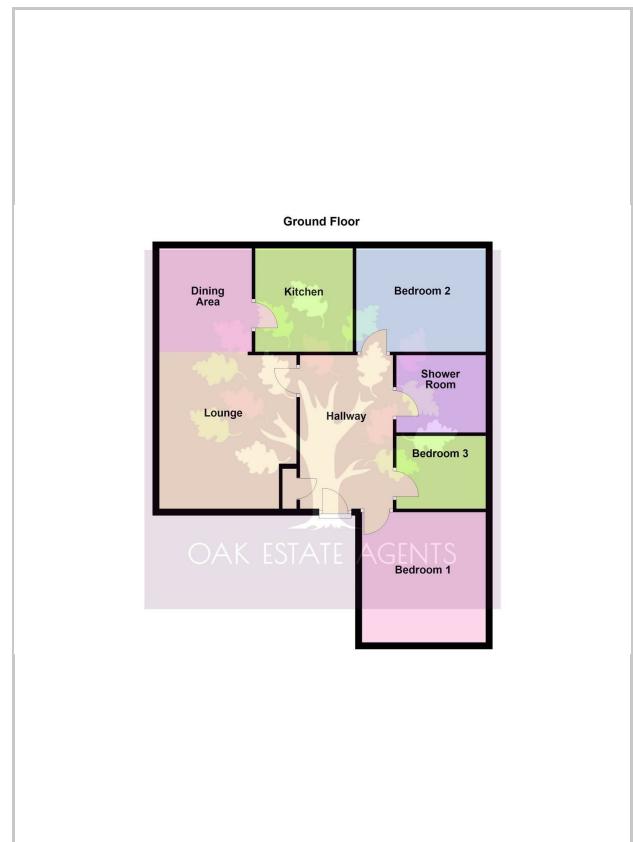
**Parking/Driveway**

**Gardens**

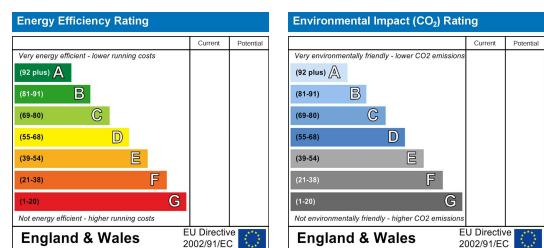
## Area Map



## Floor Plans



## Energy Efficiency Graph



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31 High Street, Kingswood, Bristol, BS15 4AA

Tel: 0117 967 9102 Email: [oakestateagents@googlemail.com](mailto:oakestateagents@googlemail.com) <https://www.estateagentskingswood.co.uk>