



95 KINGS WESTON AVENUE,
BRISTOL, BS11 0AH

**GOODMAN
& LILLEY**



A SPACIOUS THREE-BEDROOM 1950S SEMI-DETACHED HOME OFFERING EXCELLENT POTENTIAL TO MODERNISE AND EXTEND. REQUIRING UPDATING THROUGHOUT, THIS PROPERTY BOASTS GENEROUS LIVING SPACE, A FRONT LAWN, AND A REAR GARDEN, IDEALLY LOCATED WITHIN EASY REACH OF LOCAL TRANSPORT LINKS.

Property Description

This three-bedroom 1950s semi-detached home presents an excellent opportunity for buyers looking to modernise and add value. Requiring updating throughout, the property offers generous proportions and plenty of potential to create a comfortable family home.

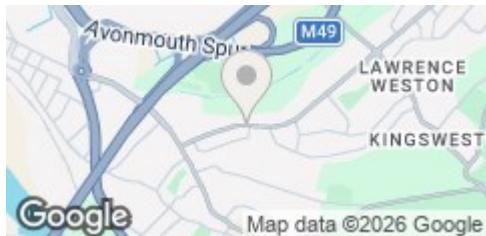
The property benefits from a front lawn with gated access and a useful front porch, ideal for coats and shoes. The welcoming hallway is of a good size and is accessed via an attractive curved-top front door, creating an interesting first impression.

The lounge features a bay window to the front and opens into the dining area at the rear, offering views over the garden and a flexible living and entertaining space. The kitchen, while in need of updating, is well proportioned and includes a door leading to the side of the property, providing access to both the front and rear gardens.

To the rear, the garden is laid mainly to patio, with a further section beyond that is currently overgrown and offers scope for improvement or landscaping.

Upstairs, there are three bedrooms comprising two doubles and one single, along with a family bathroom.

The property is conveniently located with bus links a short walk away, easy access to the M5 motorway, and a local train station in Shirehampton, making it ideal for commuters.



Energy Efficiency Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

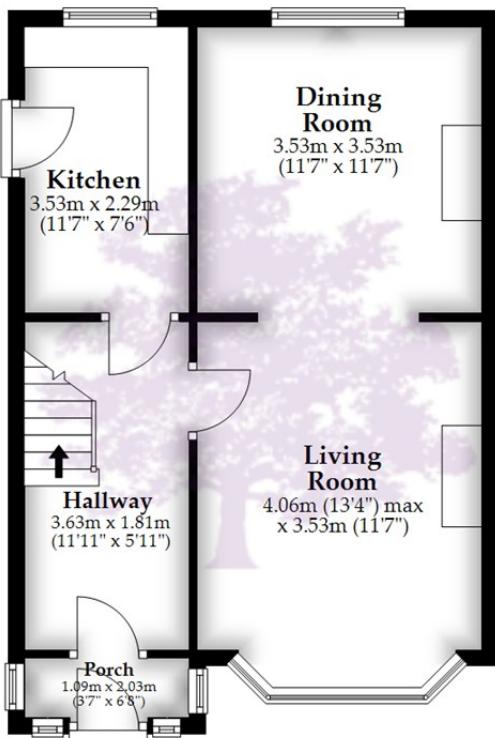
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

- No onward chain
- In need of updating throughout - excellent potential
- Two double bedrooms and one single upstairs
- Easy access to the M5 motorway and Shirehampton train station
- Garage and parking to rear.
- Three-bedroom semi-detached home
- Lounge with bay window opening into dining area
- Front lawn with gated access and a practical porch
- Convenient location with bus links a short walk away

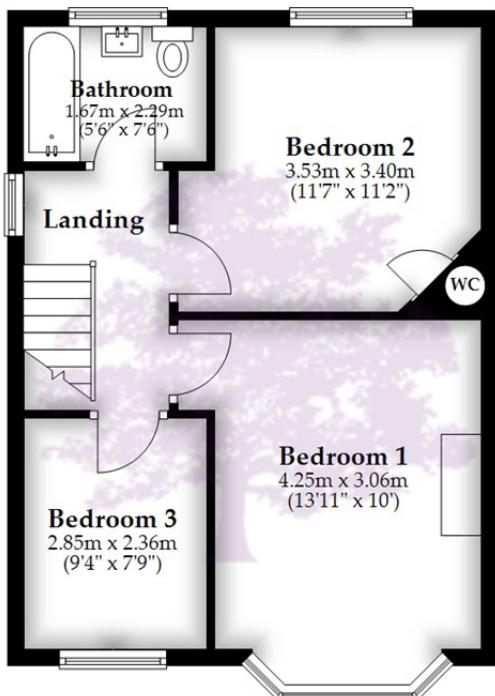
£295,000



Ground Floor



First Floor



Total area: approx. 91.6 sq. metres (985.6 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate

and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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