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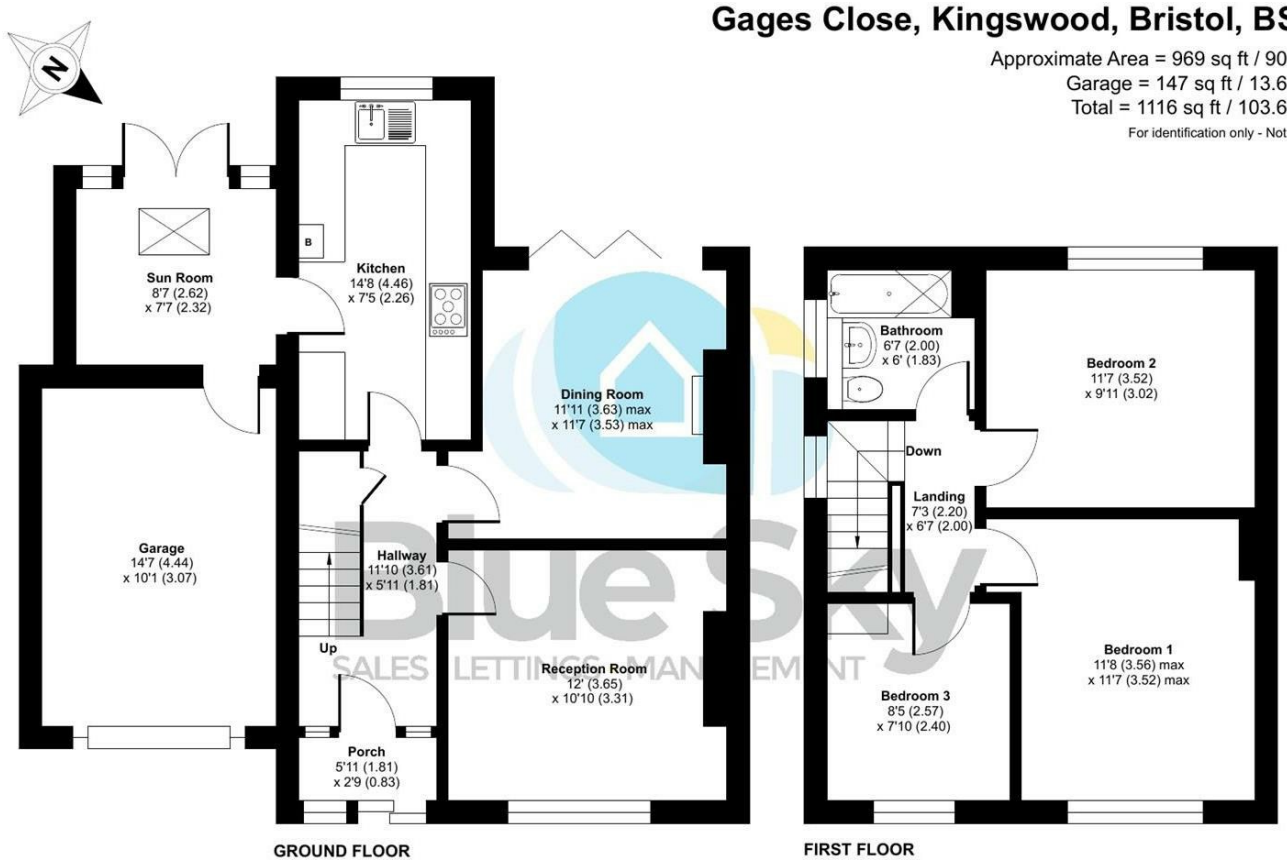
12 Gages Close, Kingswood, Bristol, BS15 9UH

Offers In Excess Of £325,000



Gages Close, Kingswood, Bristol, BS15

Approximate Area = 969 sq ft / 90 sq m
Garage = 147 sq ft / 13.6 sq m
Total = 1116 sq ft / 103.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1499486

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Like what you see?

Get in touch to arrange a viewing;

t: 0117 9328165
info@bluesky-property.co.uk
28 Ellacombe Road, Bristol, BS30 9BA

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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



3 1 2 D

Council Tax Band: C | Property Tenure: Freehold

Three Bedroom Semi-detached home! Cul-de-sac position! This delightful family home is located within an enviable close within popular Kingswood. Generous living accommodation along with attractive gardens and a garage with driveway are all plus points here. The addition of a garden room provides extra space and a pleasant place in which to relax in. Tri-fold doors from the lounge lead out to the charming rear garden. A further reception room to the front of the property provides an area to use either as a dining room or as further living space. With well proportioned bedrooms and a family bathroom to the first floor this property has much to offer. Kingswood has plenty of family friendly amenities including schools, shops and leisure facilities. Road, bus and cycle routes are all easily accessible.





Porch
5'11 x 2'9 (1.80m x 0.84m)
Double glazed patio door to front, with double glazed window to side, courtesy light. Door to Hallway.

Hallway
11'10 x 5'11 (3.61m x 1.80m)
Door to front with single glazed obscured glazing, stairs rising to first floor, under stairs storage cupboard housing fuse board.

Lounge
12' x 10'10 (3.66m x 3.30m)
Double glazed tri-fold doors to rear, door from hall, bi-fold timber and glazed doors from dining room, feature electric fireplace, TV point, modem, column style radiator.

Dining Room
11'11 max x 11'7 max (3.63m max x 3.53m max)
Double glazed window to front, TV point, bi-fold timber and glazed door to lounge, door from hallway, radiator.

Kitchen
14'8 x 7'5 (4.47m x 2.26m)
Double glazed window to rear, obscured double glazed door to side, a range of wall and base unit with worktops over, integrated dishwasher, space for American style fridge / freezer, 5 ring gas hob, with extractor over, two electric ovens, one and a half bowl sink and drainer, space and plumbing for washing machine, gas central heating combi boiler.

Sun Room
8'7 x 7'7 (2.62m x 2.31m)
Double glazed French doors plus double glazed window to rear, door to garage, double glazed sky light and power.

Landing
7'3 x 6'7 (2.21m x 2.01m)
Obscured double glazed window to side, doors to rooms, loft access.

Bedroom One
11'8 x 11'7 (3.56m x 3.53m)
Double glazed window to front, TV point, radiator.

Bedroom Two
11'7 x 9'11 (3.53m x 3.02m)
Double glazed window to rear, TV point, radiator.

Bedroom Three
8'5 x 7'10 (2.57m x 2.39m)
Double glazed window to front, radiator

Bathroom
6'7 x 6' (2.01m x 1.83m)
Obscured double glazed window to side, tiled and panelled walls, pedestal wash hand basin, W.C, panelled bath with shower over, extractor, wall mounted heater, radiator.

Front Approach
Driveway providing off street parking for one vehicle, access to Garage, steps leading to front, low maintenance garden.

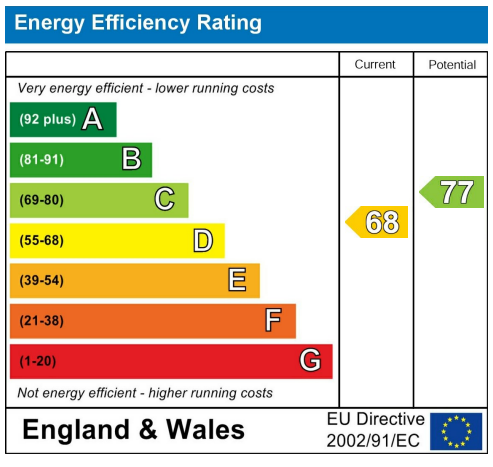
Garage
Up and over door, single glazed window, door from garden room, power and light, fuse box.

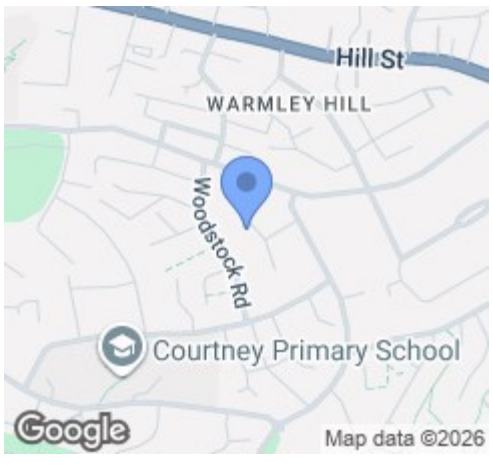
Rear Garden
Enclosed, mainly laid to lawn, green house, decked area and paving, awning, courtesy light, further decked area, outside tap, shrubs and flowers, borders, raised beds.

Agent Note
Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









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