



34 Cottrell Avenue  
Kingswood, Bristol, BS15 1LR

**Asking price £340,000**



# 34 Cottrell Avenue



## Description

This 3 bedroom home is great for first time buyers and young families and is offered with a southerly facing lawned garden and garage to the rear.

Comprising inner porch and hallway, an open plan through lounge / dining room with patio doors on to the pleasant rear garden and kitchen with breakfast bar to the ground floor, with 3 bedrooms and a shower room above.

Since the owners have owned the property they have installed new double glazing to the front of the house and a new combination boiler ( with the remainder of a 10 year warranty ) and other improvements too.

Set with good access to the local shops and amenities of both Lodge Causeway and Kingswood it is also situated close to local greenery and views at the top of the road.

- 3 BEDROOM HOME
- SOUTHERLY FACING LAWNED REAR GARDEN
- GAS CENTRAL HEATING FROM A COMBINATION BOILER WITH 10 YEAR WARRANTY
- SPACIOUS THROUGH LOUNGE / DINING ROOM
- GREAT FOR FIRST TIME BUYERS AND YOUNG FAMILIES
- GARAGE / WORKSHOP TO REAR
- KITCHEN WITH BREAKFAST BAR
- UPVC DOUBLE GLAZING
- CHECK OUT THE VIRTUAL TOUR
- \*\* NO CHAIN !!! \*\*

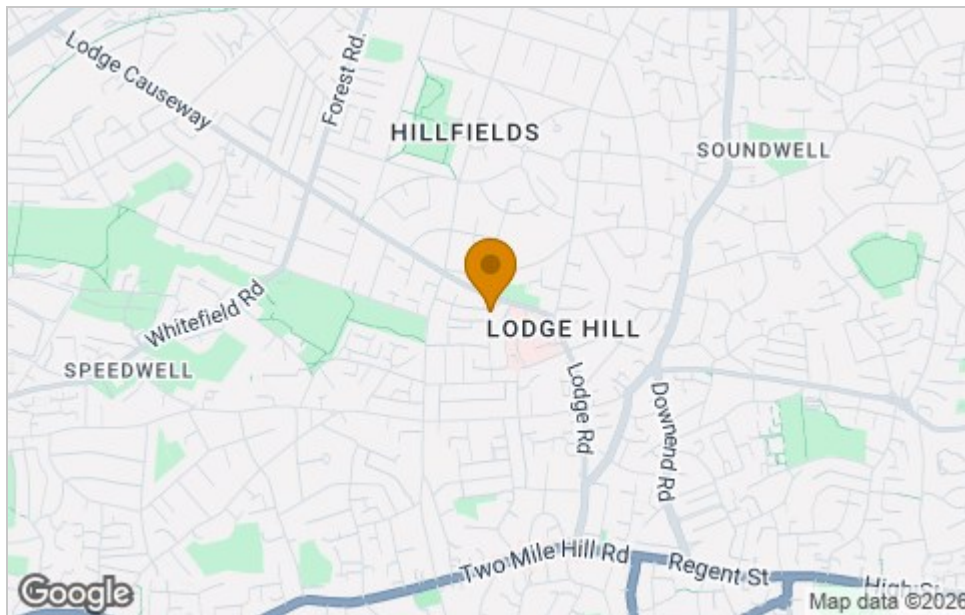




# Floor Plan



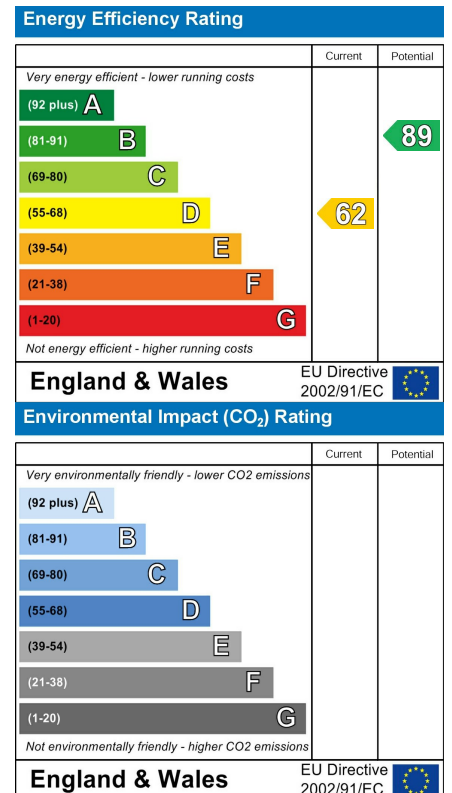
# Area Map



# Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

# Energy Efficiency Graph



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