

LOT  
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20 Duncombe Lane, Bristol BS15 1NR

\*GUIDE PRICE £175,000–£200,000



A three bedroom semi detached house requiring modernisation and structural repair to the single storey extension.

#### DESCRIPTION

A three bedroom semi detached house requiring modernisation having the benefit of on drive parking and an enclosed rear garden being mainly laid to lawn. We are informed that the single storey extension to the rear of the property is in need of either repair or replacement, offering the potential subject to any requisite consents to further enhance the existing footprint and accommodation that the property already offers, upon which interested parties must make and rely upon their own planning enquiries of Bristol City Council planning department.

#### LOCATION

Kingswood is a vibrant suburb on the East side of Bristol. Kingswood has its own High Street with many local shops, restaurants, educational and leisure facilities. Kingswood is situated circa 5 miles of Bristol city centre and 13.5 miles from Bath city centre making it very popular for commuters, first time buyers and investors alike.

#### ACCOMMODATION

**Ground Floor** Storm porch, entrance hall, sitting room, dining room and kitchen

**First Floor** Landing, three bedrooms and bathroom.



**Outside** On drive parking to the front of the property with the main garden lying to the rear and being mainly laid to lawn with a useful outbuilding.

#### EPC

Energy Efficiency Rating – D

#### AUCTION VALUER

Wendy Alexander

#### VIEWING

Strictly by appointment only with Taylors Kingswood 0117 967 7895. General enquiries Countrywide Property Auctions 01395 275691.