



1 Kingston Mead, Winford, Bristol, BS40 8AS



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- Perfect First Home
- In Need of Updating
- Great Village Location
- Three Bedrooms
- Living Room with Patio Doors
- Sunny Garden
- Garage and Parking
- Downstairs Cloakroom
- Oil Central Heating
- Open Fire



## IN NEED OF IMPROVEMENT – A GREAT OPPORTUNITY

This property would make an ideal first home and is tucked away in a mews-style development, perfectly positioned in the heart of the village. With all of Winford's amenities just a short walk away, the location couldn't be more convenient.

Step inside to a welcoming hallway where all rooms flow well, with a handy downstairs cloakroom neatly tucked to one side. The bright and spacious sitting room features an open fire and French doors that open out onto the garden.

The kitchen offers plenty of fitted cupboards for storage and provides useful access to the garden. While it requires updating, it offers great potential to create a space that suits your style.

Upstairs, you'll find three well-proportioned bedrooms, one of which includes fitted wardrobes, along with a family bathroom.

Outside, the sunny garden is full of potential and ready to be transformed. The property also benefits from a separate garage and off-street parking.

This is a fantastic opportunity to put your own stamp on this home and make it your own! Call one of our team today – we'll be delighted to show you around!

**Winford** lies on the edge of the Chew Valley, south of the city of Bristol. The village has a strong community feel which centres around the shop and the excellent The Prince of Waterloo which is a fantastic family pub serving great food.

Local schooling is available the very well-regarded Winford Primary School in the centre of the village and for secondary schooling there is nearby Chew Valley School with transport provided.

The Chew Valley and Blagdon lakes provide a host of activities including great walking, sailing, fishing and great restaurants. So, we invite you to relax and enjoy this area of outstanding natural beauty.

The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.









EPC AWAITED

## ROOM DIMENSIONS

### Ground Floor

HALL 7'2" x 6'6"  
SITTING ROOM 16'9" x 15'1"  
KITCHEN 10'4" x 7'8"  
LOO 2'10" x 6'6"

### First Floor

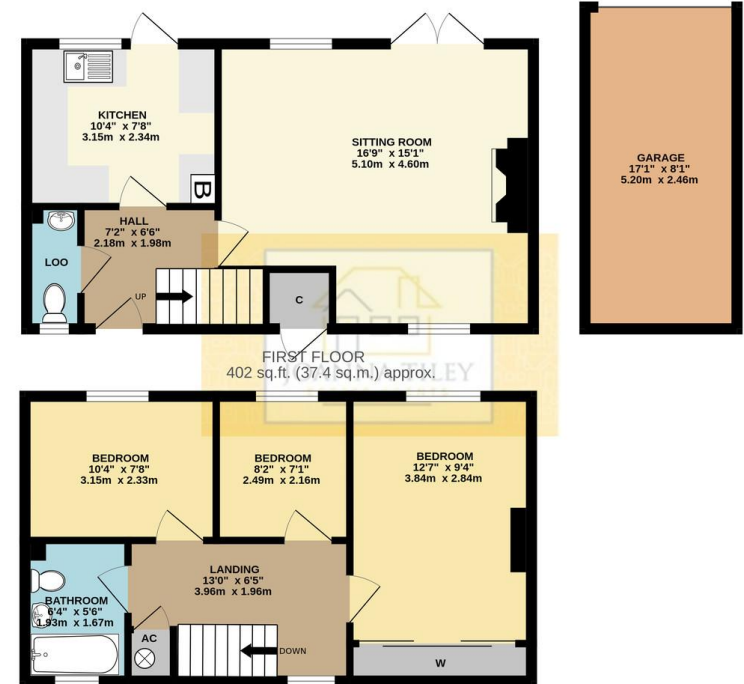
LANDING 13'0" x 6'5"  
BEDROOM 9'4" x 12'7"  
BEDROOM 7'1" x 8'2"  
BEDROOM 10'4" x 7'8"  
BATHROOM 5'6" x 6'4"

### Outside

GARAGE 8'1" x 17'1"



GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 936 sq.ft. (86.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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