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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Kennard Road, Bristol, BS15

Approximate Area = 772 sq ft / 71.7 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 2025. Produced for Davies & Way. REF: 1386077



18 Kennard Road, Kingswood, Bristol, BS15 8AA



£310,000

A recently refurbished three bedroom end of terrace home that's marketed with no onward chain.

- Recently refurbished
- Entrance hallway
- Lounge
- Kitchen/Breakfast room
- Ground floor Bathroom
- Three bedrooms
- Gardens
- No onward sales chain

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## 18 Kennard Road, Kingswood, Bristol, BS15 8AA

Having been the subject of a comprehensive programme of improvement and renovation, including rewiring, a new heating system, and the installation of a modern kitchen and bathroom—this three-bedroom end of terrace home offers spacious accommodation throughout, that's marketed with no onward chain.

Internally, the ground floor comprises a useful entrance hallway leading to a generous lounge, which in turn opens into a modern kitchen/breakfast room. From here, there is access to the contemporary bathroom and the rear garden. To the first floor are three well balanced bedrooms, all enjoying pleasant garden views. Externally, the property occupies a generous corner plot, providing larger than average front and side gardens and offering potential for future extension (subject to obtaining the necessary consents).

### INTERIOR

#### GROUND FLOOR

##### **ENTRANCE HALLWAY 1.8m x 1.7m (5'10" x 5'6" )**

Built in storage cupboard housing meters, power points, stairs rising to first floor landing, door leading to lounge.

##### **LOUNGE 4.7m x 3.9m (15'5" x 12'9" )**

Double glazed window to front aspect, radiator, power points, understairs storage cupboard, door leading to kitchen/breakfast room.

##### **KITCHEN/BREAKFAST ROOM 3.5m x 2.7m (11'5" x 8'10" )**

Dual aspect double glazed windows to front and side aspects, modern kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated electric oven with four ring electric hob, stainless steel extractor fan over, space and plumbing for washing machine, space and power for upright fridge freezer, wall mounted gas combination boiler, radiator, power points, splashbacks to all wet areas, glazed door leading to rear garden, door leading to bathroom.

##### **BATHROOM 2.7m x 1.2m (8'10" x 3'11" )**

Double glazed window to rear aspect, modern three piece suite comprising wash hand basin with mixer tap over, low level WC and panelled bath with mixer tap and shower attachment over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

#### FIRST FLOOR

##### **LANDING 1.6m x 0.9m (5'2" x 2'11" )**

Access to loft via hatch. Doors leading to rooms.

##### **BEDROOM ONE 4.7m x narrowing to 4m x 3.7m (15'5" x narrowing to 13'1" x 12'1" )**

Double glazed window to front aspect, built in storage cupboard, radiator, power points.

##### **BEDROOM TWO 3.8m x 2.4m (12'5" x 7'10" )**

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

##### **BEDROOM THREE 2.7m x 2.3m (8'10" x 7'6" )**

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

### EXTERIOR

#### FRONT OF PROPERTY

Generous front and side gardens, mainly laid to lawn with wall and shrub boundaries, well stocked flower beds, path leading to front door, path leading to rear garden.

#### REAR GARDEN

Mainly laid to lawn with wall and fenced boundaries, stone chipping seating area, storage shed, vegetable plot.

#### TENURE

This property is freehold.

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B according to [www.gov.uk](http://www.gov.uk) website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

#### ADDITIONAL INFORMATION

Local authority: Bristol City Council

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

