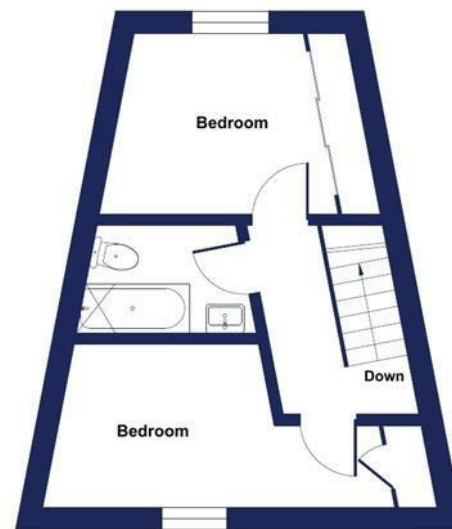


1 High Street, Keynsham, Bristol, BS31 1DP  
 Tel: 0117 9863681 email: keynsham@daviesandway.com

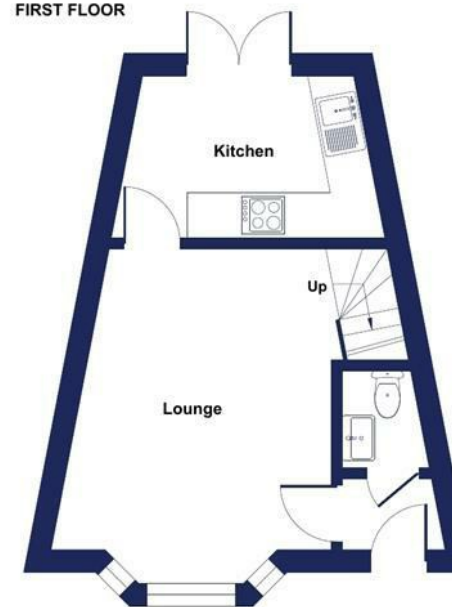
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Wellington Road, Kingswood, Bristol, BS15

Approximate Area = 555 sq ft / 51.5 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1416016.



## 3 Wellington View 2 Wellington Road, Kingswood, BS15 1PS



£275,000

A well presented two double bedroom terraced home located within a quiet backwater ideal for first time purchasers.

- Entrance hallway
- Lounge
- Kitchen
- WC
- Landing
- Two double bedrooms
- Modern bathroom
- Off street parking
- Garden

[www.daviesandway.com](http://www.daviesandway.com)

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## 3 Wellington View 2 Wellington Road, Kingswood, BS15 1PS

Located in a peaceful residential neighbourhood with convenient transport connections to the City Centre and the North Bristol Ring Road, this well presented two double bedroom home offers modern, well maintained accommodation ideal for first time buyers or those looking to downsize.

Inside, the ground floor features an entrance hallway, a bay fronted lounge, a fitted kitchen, and a cloakroom/WC. On the first floor, there are two double bedrooms, both benefiting from built in storage along with a high quality three piece bathroom suite.

Outside, the front of the property is primarily laid to hardstanding, providing off-street parking for one vehicle. The rear garden has been landscaped for low maintenance and includes a level lawn, a patio area, and a timber shed.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE HALLWAY 1.3m x 1.1m (4'3" x 3'7" )

Doors to lounge and cloakroom, tiled flooring and a radiator.

##### LOUNGE 4.5m x 3.5m (14'9" x 11'5" )

to maximum points into bay. Double glazed bay window to front aspect, door to kitchen and stairs rising to first floor landing. Radiator and power points.

##### KITCHEN 3.2m x 2.4m (10'5" x 7'10" )

to maximum points. Double glazed French doors to rear aspect overlooking and providing access to rear garden. Kitchen comprising range of matching gloss wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, integrated electric oven with four ring gas hob and stainless steel extractor fan over, space and power for upright fridge/freezer, spaces and plumbing for washing machine and dishwasher, wall mounted gas combination boiler, tiled splashbacks to all wet areas, radiator and power points.

##### WC 1.6m x 1.2m (restricted head heights to certain as (5'2" x 3'11" (restricted head heights to certain a)

Modern matching two piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, tiled splashbacks to all wet areas, radiator and an extractor fan.

#### FIRST FLOOR

##### LANDING 2.7m x 0.8m (8'10" x 2'7" )

Doors to all first floor rooms, radiator and power points.

##### BEDROOM ONE 3.4m x 2.5m (11'1" x 8'2" )

to maximum points. Double glazed window to rear aspect overlooking rear garden, built in wardrobe with sliding mirrored doors, radiator and power points.

##### BEDROOM TWO 3m x 2.2m (9'10" x 7'2" )

Double glazed window to front aspect, built in wardrobe, radiator and power points.

##### BATHROOM 2.2m x 1.5m (7'2" x 4'11" )

Modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and dual head shower off mains supply over, tiled splashbacks to all wet areas, heated towel rail, and an extractor fan.

#### EXTERIOR

##### FRONT OF PROPERTY

Mainly laid to blocked paving that is accessed via dropped kerb and provides off street parking for one vehicle, stone chipping area, garden path leading to front door.

##### REAR GARDEN

Low maintenance rear garden mainly laid to lawn with a patio ideal for al fresco dining, fenced boundaries, timber shed.

##### 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

The property is in a coal mining area for which it is recommended a mining report is obtained.

Local authority: South Gloucestershire

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

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

