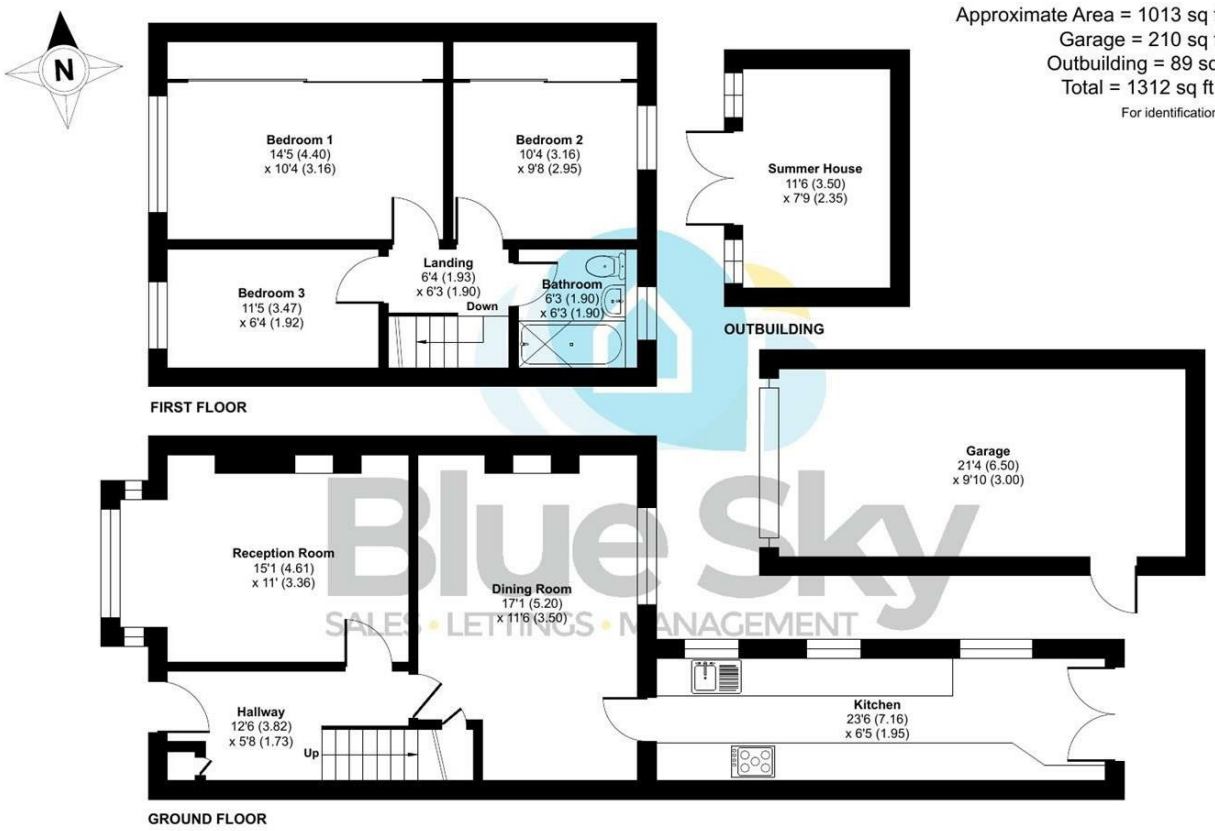
Blue Sky
SALES • LETTINGS • MANAGEMENT

112 Charlton Road, Kingswood, Bristol, BS15 1HF

£350,000

Charlton Road, Kingswood, Bristol, BS15

Approximate Area = 1013 sq ft / 94.1 sq m
Garage = 210 sq ft / 19.5 sq m
Outbuilding = 89 sq ft / 8.2 sq m
Total = 1312 sq ft / 121.8 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 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1435969

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The Important Bit!
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

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Council Tax Band: C | Property Tenure: Freehold

Could this be your forever home? Offered with NO ONWARD CHAIN! This fantastic, three bedroom semi-detached family home is prime for those looking for a property within well regarded Kingswood. An impressive and generous rear garden is just one of the plus points to this lovely property. A shared driveway gives access to a versatile garage. The property itself provides plenty of space and boasts a cosy lounge to the front aspect. A good sized dining room leads in turn to a smart galley style kitchen, perfect for preparing and enjoying those family meals times. To the first floor there are three bedrooms as well as the bathroom. Kingswood enjoys a shopping centre as well as sporting facilities. There are bus routes and links to adjacent towns and cities via commuter links. Local schools are within easy reach, making this property the perfect choice. Being offered with no onward chain is an extra bonus here.

Hallway
12'6" x 5'8" (3.81m x 1.73m)
Double glazed obscured door to front, with canopy over, dado rail, wooden flooring, stairs to first floor, cupboard housing fuse box, doors to rooms, covered radiator.

Lounge
15'1" x 11' (4.60m x 3.35m)
Double glazed window to front, TV point, fireplace set upon a hearth with surround and mantle, (gas has been capped), picture rail, radiator.

Dining Room
17'1 x 11'6" (5.21m x 3.51m)
Double glazed window rear, under stairs storage cupboard, wooden flooring, wood burner inset into fireplace set upon a hearth with a mantle over, door from hall, door to kitchen, radiator.

Kitchen
23'6" x 6'5" (7.16m x 1.96m)
Galley style kitchen with double glazed French door to rear, three double glazed doors to side, a range of wall and base units, space for Range cooker, back stand, integrated fridge / freezer, one and half bowl sink and drainer, splash backs, space and plumbing for washing machine, plumbing and space for dishwasher, tiled flooring, radiator.

First Floor Landing
Doors to all rooms, dado rail, loft access which is boarded, has ladder and light.

Bedroom One
14'5" x 10'4" (4.39m x 3.15m)
Double glazed window to front, picture rail, fitted wardrobes, radiator.

Bedroom Two
10'4" x 9'8" (3.15m x 2.95m)
Double glazed window to rear, fitted wardrobe housing gas combination boiler, picture rail, radiator.

Bedroom Three
11'5" x 6'4" (3.48m x 1.93m)
Double glazed window to front, fitted cupboards with shelving, radiator.

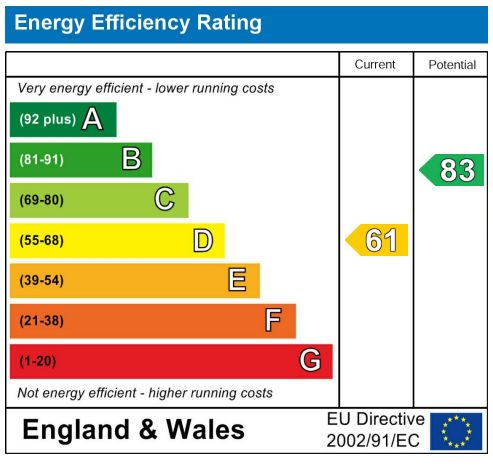
Bathroom
6'3" x 6'3" (1.91m x 1.91m)
Obscured double glazed window to rear, P Shaped bath with rain shower plus hand shower over, shower screen, vanity wash hand basin, W.C., tiled flooring, part tiled walls.

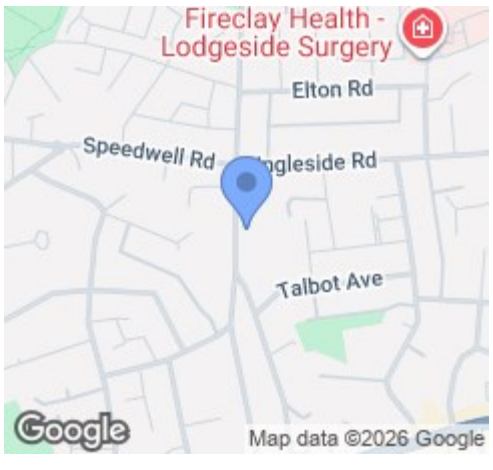
Front / Driveway
Access to front of property, via block paved driveway, gated access to rear garden, via shared driveway.

Rear Garden
Mainly Laid to lawn with decked area and raised border plus an area laid to decorative bark, Summer House plus gate to additional area behind summer house with storage cupboard, shrub, log storage, area laid to decorative stone, access to garage, gated access from drive way.

Summer House
11'6" x 7'9" (3.51m x 2.36m)
Located at the top of the rear garden, double doors, and windows to front, light and power.

Garage
Up & over door, courtesy door, fuse box, light and power.





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