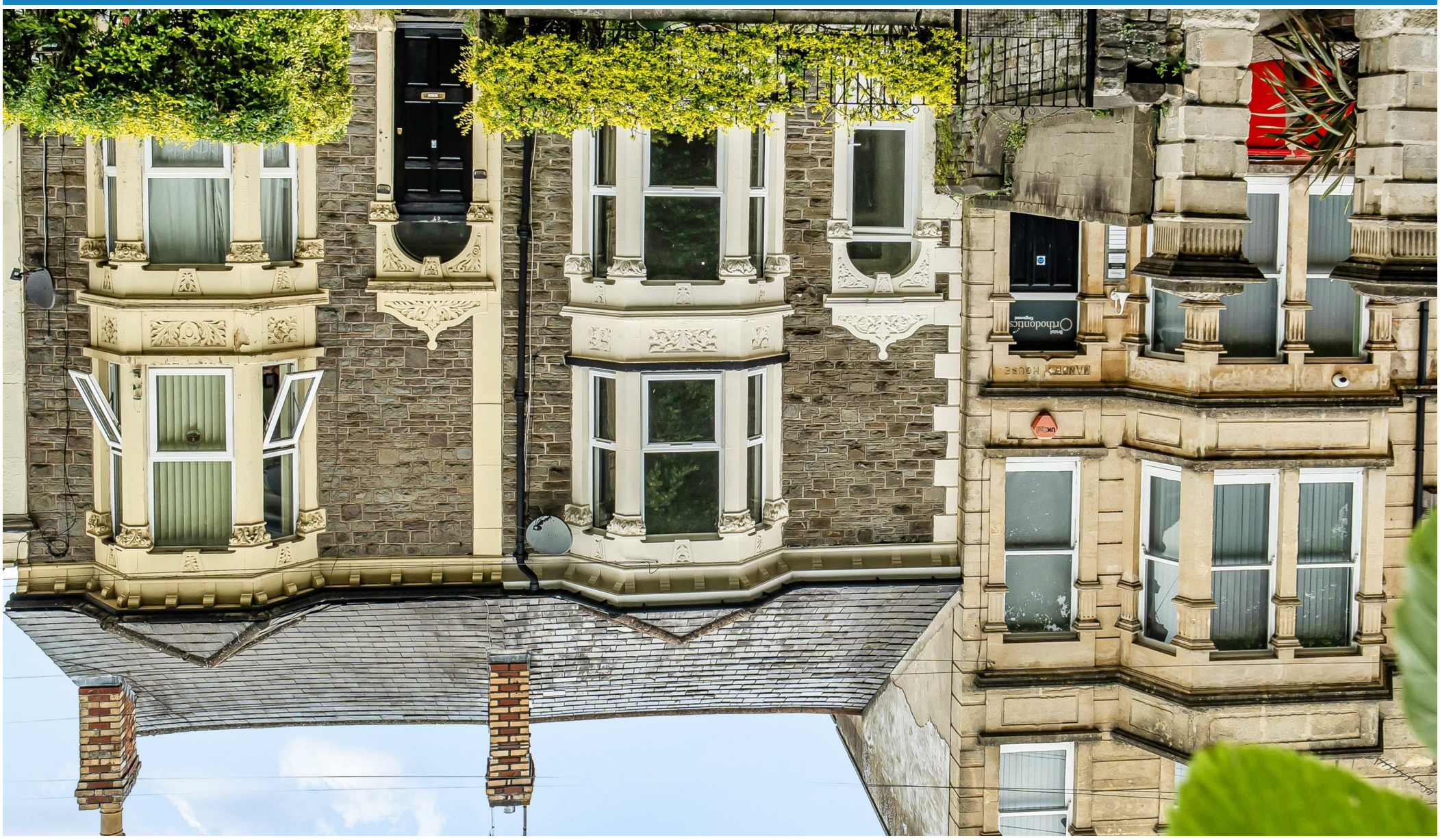
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65 High Street, Kingswood, Bristol, BS15 4AD

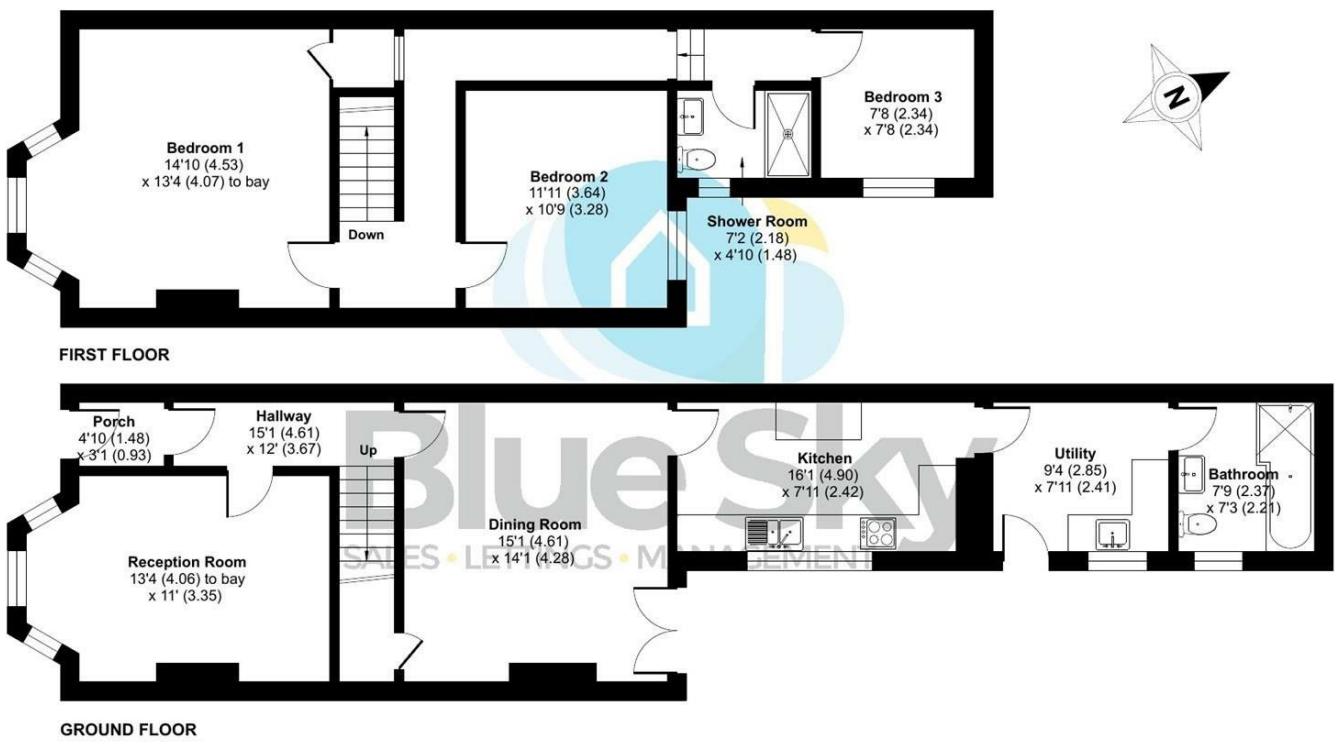
Offers In Excess Of £300,000



High Street, Kingswood, Bristol, BS15

Approximate Area = 1369 sq ft / 127.1 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: 1481006

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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.



3 2 2 D

Council Tax Band: B | Property Tenure: Freehold

OFFERED WITH NO ONWARD CHAIN IS THIS CHARMING MID-TERRACE PERIOD HOME!! Spanning an impressive 1,369 square feet, this refurbished home retains its original features while providing the comforts of contemporary living. Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The spacious layout flows seamlessly, creating a warm and welcoming atmosphere throughout. The heart of the home is undoubtedly the modern kitchen & utility, which are both functional and stylish, making it a joy to prepare meals. The property boasts three well-proportioned bedrooms, providing ample space for family or guests. Additionally, the house features two modern bathrooms, thoughtfully designed to cater to the needs of a busy household. Step outside to discover the enclosed mature rear garden, a tranquil oasis ideal for relaxation or outdoor gatherings. This private space is perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air. This period home, with its unique character and thoughtful renovations, is a rare find in such a vibrant location. With its proximity to local amenities, schools, and transport links, it presents an excellent opportunity for families and professionals alike. Do not miss the chance to make this beautiful property your new home.





Porch
4'10 x 3'1 (1.47m x 0.94m)
Obscured double glazed door to front, consumer unit, dado rail, timber and glazed door with feature stained glass panels to hallway.

Hallway
15'1 x 12' (4.60m x 3.66m)
Door from porch and doors to lounge and dining room, stairs leading to first floor, feature archway, radiator.

Reception Room
13'4 to bay x 11' (4.06m to bay x 3.35m)
Double glazed bay window to front, feature ceiling rose and coving, Tv point, radiator, ornate fireplace set upon hearth with surround and mantle over.

Dining Room
15'1 x 14'1 (4.60m x 4.29m)
Double glazed French doors to rear, under stairs storage cupboard housing fuse box, door to kitchen, radiator.

Kitchen
16'1 x 7'11 (4.90m x 2.41m)
Double glazed window to side, the kitchen consists of a range of wall & base units with work tops over, one & a half bowl sink with mixer taps & drainer, gas combi boiler in cupboard, radiator, tile flooring, the following appliances are integrated:- electric oven & induction hob with extractor hood above & dishwasher,

Utility
9'4 x 7'11 (2.84m x 2.41m)
Double glazed door to side, stainless steel sink with mixer taps, under counter space and plumbing for washing machine, tile flooring,

Bathroom
7'9 x 7'3 (2.36m x 2.21m)
Obscured double glazed window to side, panelled bath with shower above, W.C., vanity wash hand basin, heated towel rail, tiled flooring,

First Floor Landing
Stairs to ground floor, loft access, radiator,

Bedroom 1
13'4 to bay x 14'10 (4.06m to bay x 4.52m)
Double glazed bay window to front, ornamental feature fireplace, storage cupboard, radiator,

Bedroom 2
11'11 x 10'9 (3.63m x 3.28m)
Double glazed window to rear, radiator,

Bedroom 3
7'8 x 7'8 (2.34m x 2.34m)
Double glazed window to side, radiator,

Shower Room
7'2 x 4'10 (2.18m x 1.47m)
Obscured double glazed window to side, walk in shower cubicle, W.C., vanity wash hand basin, wall mounted mirror, heated towel rail, partly tiled walls, tiled flooring,

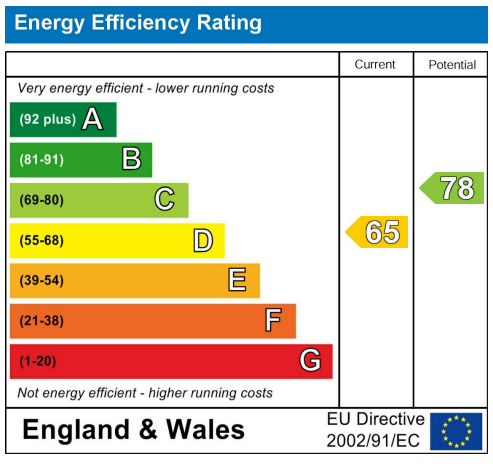
Front Garden
Laid to paving with pathway to front door, enclosed by boundary wall with gated access, shrub borders,

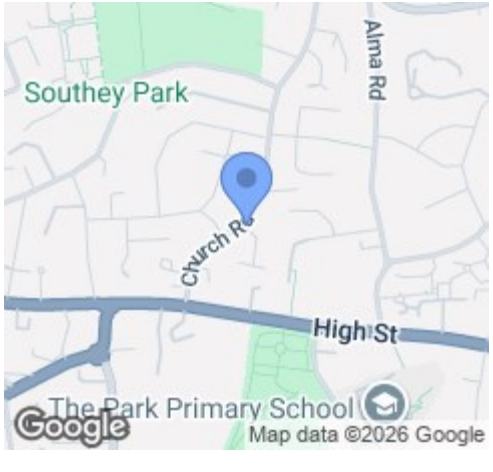
Rear Garden
Mature enclosed garden mainly laid to lawn with patio areas, shed, shrubs & trees,

Agent Note
Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









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