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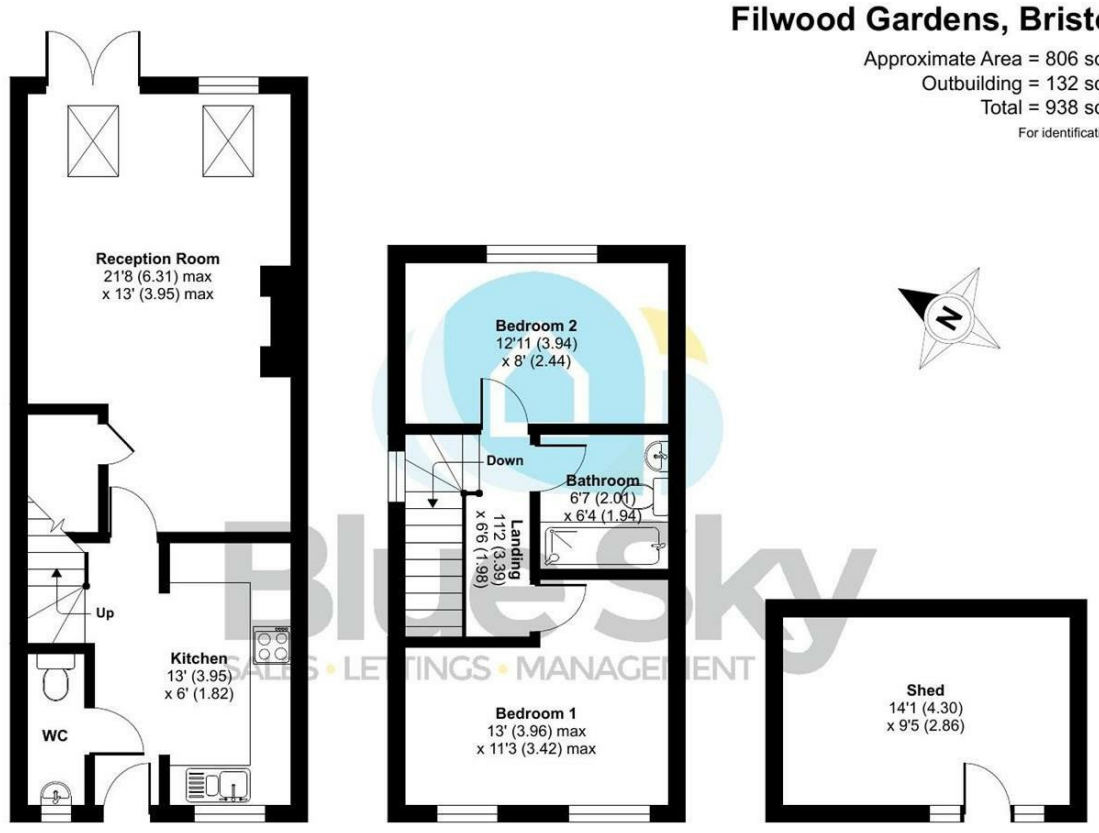
1 Filwood Gardens, Kingswood, Bristol, BS15 1FJ

Offers In Excess Of £300,000



Filwood Gardens, Bristol, BS15

Approximate Area = 806 sq ft / 74.9 sq m
Outbuilding = 132 sq ft / 12.3 sq m
Total = 938 sq ft / 87.2 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: 1508458

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Like what you see?

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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.



2 2 1 B

Council Tax Band: B | Property Tenure: Freehold

WOW WOW WOW!! Welcome to this stunning end-terrace home located in the desirable Filwood Gardens, Kingswood, Bristol. This beautifully presented property, built in approx 2019, offers a modern living experience within a small development. This spacious home features two well-proportioned bedrooms, making it ideal for families or those seeking extra space. As you enter, you are greeted by a welcoming kitchen that flows seamlessly into the lounge/diner, creating an inviting atmosphere for both relaxation and entertaining. The ground floor also benefits from a convenient cloakroom, enhancing the practicality of the layout. One of the standout features of this property is the superb sized rear garden, perfect for outdoor gatherings, gardening, or simply enjoying the fresh air. With parking available for two vehicles, convenience is assured. Situated close to local school and amenities, this home offers both comfort and accessibility, making it an excellent choice for those looking to settle in a vibrant community. This property is not just a house; it is a place to create lasting memories. Don't miss the opportunity to make this beautiful property your new home.





Entrance/Kitchen
13' x 6' (3.96m x 1.83m)
Double glazed window to front, door to front, wood effect flooring, radiator, stairs to first floor landing, a range of wall and base units with worktops over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, gas hob, cooker hood, double electric oven, splashbacks, spotlights, one and a half bowl sink and drainer, wall unit housing gas combination boiler, under unit lights.

Cloakroom
Double glazed window to front, W.C, wash hand basin, extractor fan, radiator, fuse board, tile effect flooring, solar panel reader.

Lounge/Diner
21'8 max x 13' max (6.60m max x 3.96m max)
Double glazed window to rear, two radiators, wood effect flooring, two skylights windows to rear, under stairs storage cupboard, decorative feature fireplace, double glazed French doors to rear.

First Floor Landing
11'2 x 6'6 (3.40m x 1.98m)
Double glazed window to side, spotlight.

Bedroom One
13' max x 11'3 max (3.96m max x 3.43m max)
Double glazed window to rear, radiator, ceiling fan/light, fitted wardrobes.

Bedroom Two
12'11 x 8' (3.94m x 2.44m)
Two double glazed windows to front, radiator, ceiling fan/light, loft access (which is part boarded, shelving, light, power and solar panel connector).

Bathroom
6'7 x 6'4 (2.01m x 1.93m)
W.C, wall mounted unit, part tiled walls, vanity wash hand basin, tiled effect flooring, heated towel rail, shaver point, extractor fan, enclosed bath with shower over, shower screen.

Front/Parking
Outside tap, canopy over front door, gravel area to side, outside light, electric meter and gas meter, open to shared pathway, parking for two cars. One bay to front of property and the other parking bay is the first bay to front of property next to the shared pathway.

Rear Garden
Enclosed rear garden, patio area, side gate to shared pathway, steps up to astro turf, access to shed, plants, rear decking area.

Shed
14'1 x 9'5 (4.29m x 2.87m)
Spotlights, double glazed door to front, two double glazed windows to front, fuse board, power and light, wood effect flooring.

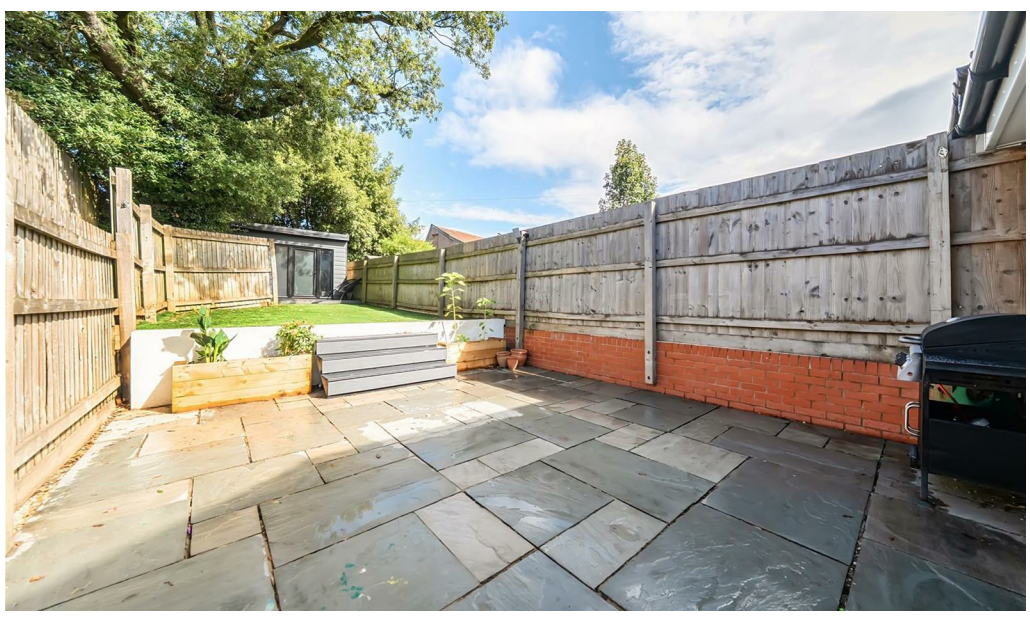
Outside Store
Located as you enter the site on the right. Outside storage, numbered 1.

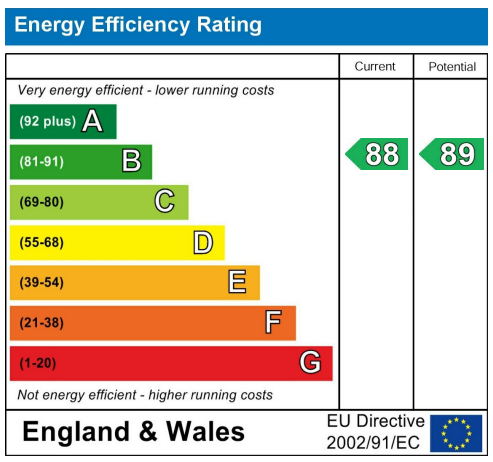
Agent Note
The vendor has advised there is a site fee of £375.96 per year. This covers maintenance of the development. The charge is reviewed yearly.

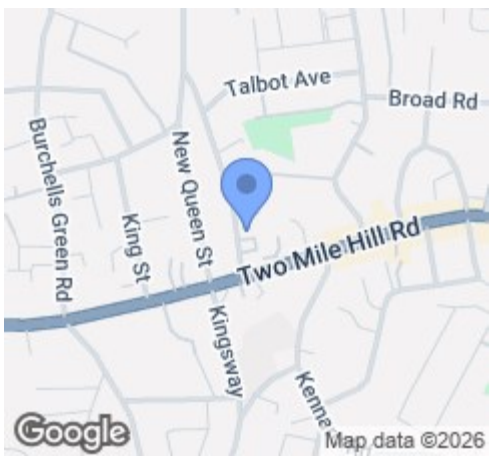
The vendor advised the solar panels are owned.

PLEASE 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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