45 Cock Road, Kingswood, Bristol, BS15 9SQ

Offers In The Region Of £325,000

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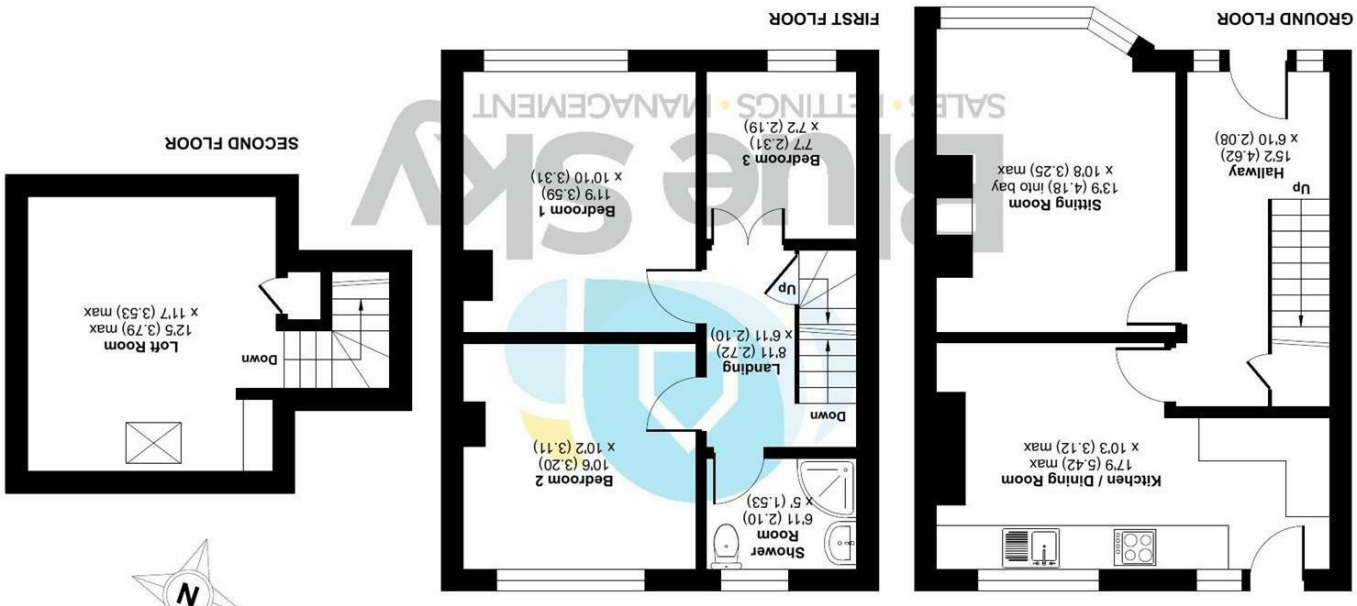
The Important Bit!
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are 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.

Cock Road, Bristol, BS15

Approximate Area = 982 sq ft / 91.2 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: 1520710

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Council Tax Band: B | Property Tenure: Freehold

NO CHAIN! THREE BEDROOM HOME WITH LOFT ROOM!
Proudly set, and bordering Kingswood and Hanham, this lovely mid terraced home is sure to create lots of interest. A number of popular schools are within the area, and Hanham High Street is within easy reach. This well-presented three-bedroom house offers a delightful family home, with a notable highlight is the loft room, which presents a versatile space that can be tailored to your needs.
Outside, the property benefits from a private enclosed garden complete with decking, perfect for enjoying sunny days or hosting gatherings with friends and family. Additionally, there is parking available on the drive for two cars, a valuable asset in this bustling area.
Situated close to the A4174, this home offers excellent transport links, making commuting and exploring the wider region a breeze. This charming home combines comfort, convenience, and a touch of modern living, making it an excellent choice for those looking for their new home

Front

Entrance Hall
15'2 x 6'10 (4.62m x 2.08m)
uPVC double glazed windows to front, uPVC double glazed door to front, tile effect flooring, stairs to first floor landing. radiator, under stairs storage cupboard, cupboard housing consumer unit.

Lounge
13'9 into bay x 10'8 max (4.19m into bay x 3.25m max)
uPVC double glazed window to front, radiator, fireplace.

Kitchen
17'9 max x 10'3 max (5.41m max x 3.12m max)
uPVC double glazed windows to rear, uPVC double glazed door to garden, a range of wall and base units with work top over, tiled splash backs, space for washing machine, space for dishwasher, electric hob, electric oven, extractor fan, space for fridge / freezer, tiled effect flooring, radiator, unit housing gas combi boiler.

First Floor Landing
8'11 x 6'11 (2.72m x 2.11m)

Shower Room
6'11 x 5' (2.11m x 1.52m)
Obscured uPVC window to rear, fully tiled walls, tiled effect flooring, low level W.C., heated towel rail, wall mounted mirror and shelf, vanity unit housing wash hand basin, shower cubicle with mains shower.

Bedroom One
11'9 x 10'10 (3.58m x 3.30m)
uPVC Double glazed window to front, radiator, feature panelling to one wall.

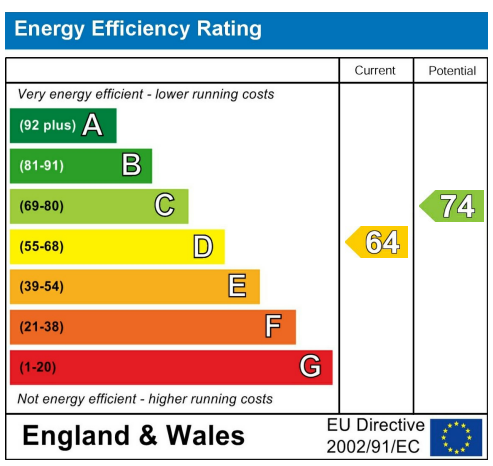
Bedroom Two
10'6 x 10'2 (3.20m x 3.10m)
uPVC double glazed window to rear, built-in drawers with worktop.

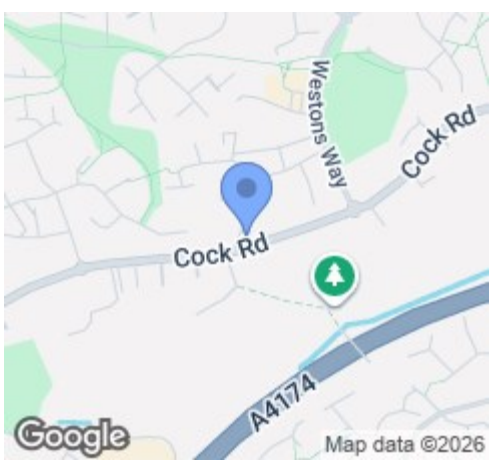
Bedroom Three
7'7 x 7'2 (2.31m x 2.18m)
uPVC double glazed window to front, radiator, built-in bed with storage beneath and ladder.

Loft Room
12'5 max x 11'7 max (3.78m max x 3.53m max)
Stairs from first floor landing, uPVC double glazed Velux double glazed window, built-in drawer unit with six drawers, storage unit, built-in shelving unit to storage, built-in wardrobe.

Rear Garden
Decking to astro turf, steps down to decking at rear of the garden, shed.

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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