



**Filwood Gardens, Bristol, BS15**  
 Approximate Area = 1105 sq ft / 102.6 sq m  
 Limited Use Area(s) = 59 sq ft / 5.4 sq m  
 Total = 1164 sq ft / 108 sq m  
For identification only - Not to scale

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/drain 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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**2 Filwood Gardens, Bristol, BS15 1FJ**  
**Offers In Excess Of £350,000**



Council Tax Band: C | Property Tenure: Freehold

**MORE THAN MEETS THE EYE!!** Welcome to this stunning mid-terrace townhouse 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. Spanning an impressive 1,141 square feet, this spacious home features three well-proportioned bedrooms, making it ideal for families or those seeking extra space. As you enter, you are greeted by a welcoming kitchen/breakfast room 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. The main bedroom boasts an en-suite bathroom, providing a private retreat for the homeowner. The additional two bedrooms are versatile and can be adapted to suit your needs, whether as guest rooms, a home office, or children's bedrooms. One of the standout features of this property is the superbly 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 townhouse your new home.



**Kitchen/Breakfast Room**

12'11" x 9'9" (3.94m x 2.97m)  
Door to front, double glazed window to front, wall and base units with worktops over, wine rack, one and a half Belfast style sink and drainer, integrated slim line dishwasher, integrated washing machine, integrated fridge/freezer, feature island with breakfast bar, wall mounted unit housing gas combination boiler, gas hob, double oven, cooker hood, radiator, tiled splash backs, stairs to first floor landing.

**Cloakroom**

Double glazed window to front, fuse board, W.C, wash hand basin, extractor fan, wall panelling, tiled splash backs.

**Lounge/Diner**

20'6" max x 12'11" max (6.25m max x 3.94m max)  
Double glazed French doors to rear, double glazed window to rear, under stairs storage, two radiators, wall panelling, two skylight windows.

**First Floor Landing**

Stairs to second floor.

**Bedroom Two**

13' max x 11'5" max (3.96m max x 3.48m max)  
Double glazed window to rear, radiator.

**Bedroom Three**

12'11" x 7'10" (3.94m x 2.39m)  
Two double glazed windows to front, radiator.

**Bathroom**

7'3" x 6'2" (2.21m x 1.88m)  
Extractor fan, heated towel rail, W.C, wash hand basin, shaver point, enclosed bath with shower over, shower screen, part tiled walls.

**Bedroom One**

16'3" max x 13' max (4.95m max x 3.96m max)  
L-shaped room, two Skylight windows to front, radiator.

**En-Suite**

6'3" x 6'2" (1.91m x 1.88m)  
Skylight window to rear, W.C, extractor fan, wash hand basin, shower cubicle, heated towel rail, shaver point, part tiled walls.

**Store Unit**

13'1" x 8'6" (3.99m x 2.59m)  
Door from second floor landing, light.

**Second Floor Landing**

Door to bedroom one and store unit.

**Front/Parking**

Parking for two cars (one parking space in front of the house and one in front of the stone wall, left bay), outside tap, EV charger (Rolec).

**Rear Garden**

Enclosed garden, patio area, shed, rear gate to rear access lane, area laid to bark, raised borders, decking area.

**Outside Storage**

Located as you enter the site on the right. Outside storage, numbered 2.

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	91
(81-91) B			
(69-80) C			
(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	

