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£345,000

46 Champion Road Kingswood Bristol BS15 4SX

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GARAGE

GENEROUS REAR GARDEN

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The accommodation comprises more fully as follows: - (all measurements are approximate)

Entrance

The entrance to the property is through a Upvc double glazed door with osbcure double glazed side panel.

Entrance Hallway

Staircase to the first floor, wall mounted Worcester boiler, radiator. Tiled floor. Cupboard housing meters, glazed door leading to the lounge, door to the kitchen.

Lounge 13' 1" x 11' 5" (4.00m x 3.49m)

Upvc double glazed bay window to the front, feature fireplace, wall lights, TV and telephone points, laminate floor, radiator opening into the dining room.

Dining Room 11' 1" x 9' 11" (3.37m x 3.03m)

Square arch leading into the extension, laminate floor, radiator. square arch leading into the lounge.

Garden Room 10' 11" x 10' 7" (3.33m x 3.23m)

Upvc double glazed French doors with side panels to the rear, radiator, laminate flooring, Upvc double glazed window to the side.

Kitchen 11' 0" x 7' 6" (3.36m x 2.29m)

Upvc double glazed window to the rear, Upvc double glazed door and Upvc double glazed window to the side. Understair storage cupboards, range of wall and base units with square edge worktops, and upstands, stainless steel sink with mixer tap, tiled flooring, space for a washing machine, space for a slimline dishwasher, stainless steel oven and electric hob, stainless steel cooker hood, radiator.

First Floor Landing

Upvc double glazed window to the side, coving, doors leading to bedrooms and bathroom, access to loft space.

Bedroom One 14' 1" x 10' 4" (4.28m x 3.15m)

Upvc double glazed bay window to the front, radiator.

Bedroom Two 11' 2" x 9' 10" (3.40m x 3.00m)

Upvc double glazed window to the rear, laminate floor, exlectric sockets with USB points, radiator.

Bedroom Three 7' 9" x 7' 2" (2.37m x 2.19m)

Upvc double glazed window to the front, electriocaal sockets with USB points, radiator.

Bathroom 7' 7" x 8' 9" (2.30m x 2.67m)

Two Upvc double glazed windows to the rear, fully tiled bathroom, white modern suite comprising of a panel bath with shower over, low level WC, vanity unit with wash hand basin and mixer tap, heated towel rail, extractor fan, tiled floor

Front garden

There is a garden to the front of the property and a shared driveway leading to a single garage.

Rear Gardens

The rear garden is of a generous size it is mainly laid to lawn with a raised patio and additional patio area a gereous lawn, there is a gated access to the side of the property.

Garage 15' 8" x 9' 5" (4.78m x 2.88m)

There is an up and over door with power and light supply.

Tenure Freehold

Council Tax
Band C

Local Authority
South Gloucestershire

N.B
A new roof was fitted in 2019.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

29/08/2023, 12:12 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

46 Champion Road BRISTOL BS15 4SX	Energy rating D	Valid until: 25 August 2033 Certificate number: 5637-3728-7200-0187-9222
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Property type: Semi-detached house
Total floor area: 90 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/5637-3728-7200-0187-9222?print=true> 1/4

