

277 & 279 SOUNDWELL RD
KINGSWOOD
BRISTOL
BS15 3FW
£595,000



GREGORYS
ESTATE AGENTS

SITUATED IN A POPULAR BRISTOL SUBURB AND PRESENTING ITSELF AS A RARE OFFERING TO THE MARKET, CAN BE FOUND THIS SUBSTANTIAL BAY FRONTED PERIOD HOME, WITH AN ADJOINING ONE BEDROOM SELF-CONTAINED FLAT, TOTALLING IN OVER 220 SQM OF ACCOMMODATION. HAVING UNDERGONE A COMPLETE TRANSFORMATION DURING THE CURRENT OWNERSHIP, THIS SIZEABLE PROPERTY OFFERS A UNIQUE OPPORTUNITY FOR THOSE SEARCHING FOR VERSATILITY, MULTI-GENERATIONAL LIVING OR AN INVESTMENT OPPORTUNITY.

The main residence benefits from a contemporary ground floor arrangement, with a large open plan family room lending itself to modern living. This space effortlessly blends period character with modern architecture which is sure to leave a lasting impression. To the front aspect of the ground floor, a bay fronted lounge with feature fireplace is an ideal sitting area for winter nights, whilst to the rear of the ground floor, the statement kitchen with bi-folding doors to the garden is ready made for summer get togethers. In addition to this sizeable family room, an additional reception room can be found, currently set up as a home bar, ready for when the party goes on into the night! However, not all style without substance, a practical downstairs shower room/utility area completes the ground floor arrangement.

The first floor offers three bedrooms, two of which being generous double bedrooms, whilst the third bedroom being a comfortable single room. In addition to the bedrooms, a separate study can be found, ideal as a home office space, or lending itself as a dressing room or nursery. Completing the first floor offering is a modern three piece bathroom. An impressive bedroom occupies the second floor, boasting a suite like arrangement including a walk-in wardrobe and en-suite shower room. A bright & spacious area with a lavish feel, this space also offers premium features such as the Velux Cabrio & stand alone bath tub, adding to the Boujee feel.

Externally, the main residence benefits from a southerly facing rear garden, mainly laid to lawn with a paved patio space positioned in the sun. To the rear of the garden a covered hot tub area can be found, in addition to an outside kitchen to include BBQ area & pizza oven. To the front aspect, the property benefits from one off street parking space, whilst an electric roller doors gives access to a handy garage store.

Adjoining the main residence can be found a self-contained one bedroom flat, benefiting from private access. An entrance stairwell leads to the first floor accommodation which comprises a double bedroom with En-suite shower room to the rear, whilst a well-proportioned lounge/kitchen sits to the front aspect. Currently used for multi-generational living, this separate dwelling also lends itself as a ripe investment opportunity with a large rental demand in the area.

The property is positioned in a popular residential area, within walking distance of convenient High St amenities, as well as being well served by regular bus routes into Bristol city centre.

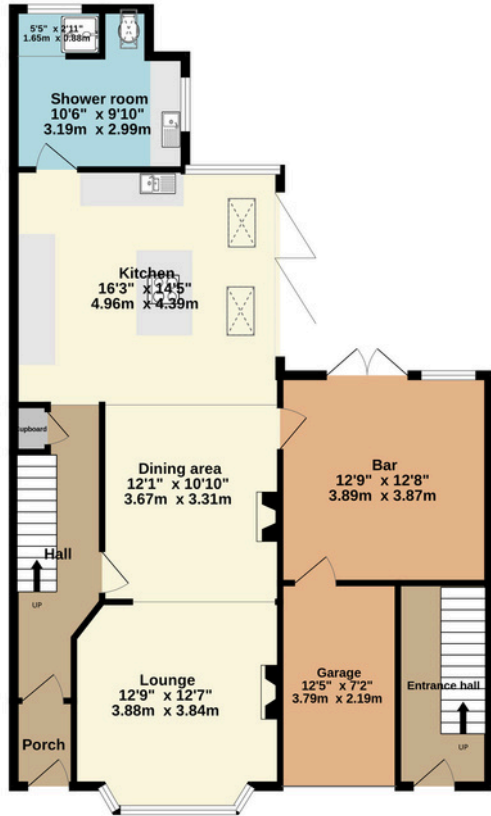
A unique offering which simply has to be viewed.



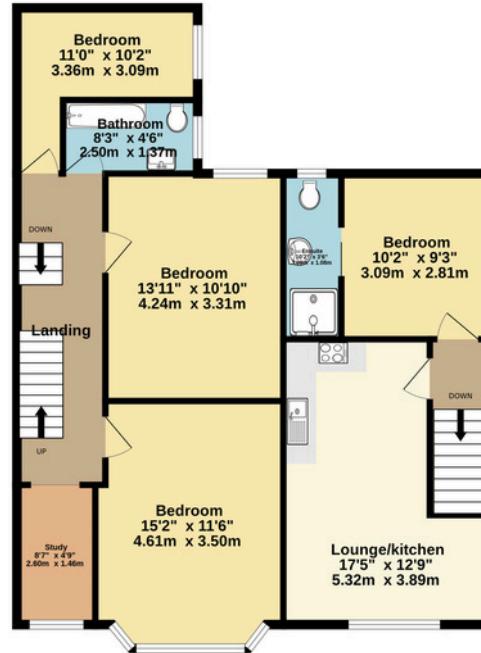




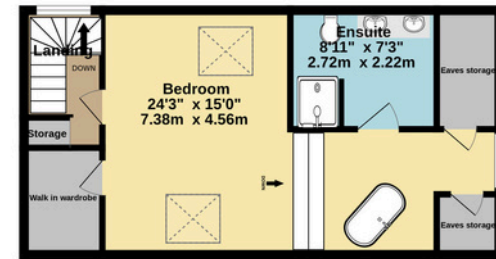
Ground Floor
1035 sq.ft. (96.2 sq.m.) approx.



1st Floor
924 sq.ft. (85.8 sq.m.) approx.



2nd Floor
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 2392 sq.ft. (222.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

277 Soundwell Road BRISTOL BS15 1PW	Energy rating	Valid until:	6 September 2034
	D	Certificate number:	0320-2794-9410-2604-6141

Property type	Mid-terrace house
Total floor area	165 square metres

Rules on letting this property

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

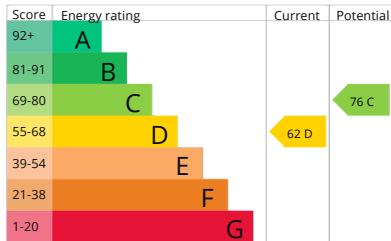
You can read [guidance for landlords on the regulations and exemptions](#)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's 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

Energy performance certificate (EPC)

279 Soundwell Road BRISTOL BS15 1PW	Energy rating	Valid until:	6 September 2034
	C	Certificate number:	0246-3041-7201-2394-6200

Property type	Top-floor flat
Total floor area	34 square metres

Rules on letting this property

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

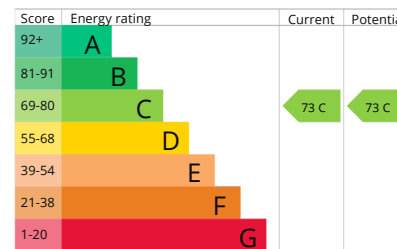
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