



13 PARKLANDS
KINGSWOOD
BRISTOL
BS15 4BW
£335,000



GREGORYS
ESTATE AGENTS

A beautifully presented family home, located in a quiet cul-de-sac, only a short walk to Kingswood High Street.

This lovely, three bedroom property has been lovingly cared for over the years and benefits from a single storey, rear extension. Externally the property is set back from the cul-de-sac, allowing for a small, easy maintenance garden and a large block paved driveway, providing off street parking for multiple cars. The rear garden is equally as impressive, mainly laid to artificial lawn with seating areas laid to paving. A wooden shed, complete with a power supply makes for a practical storage area, particularly as the rear garden benefits pedestrian access to the rear.

Internally an entrance porch leads to the hallway, where stairs lead to the first floor. A fitted kitchen can be found overlooking the front aspect, complete with a large selection of fitted units and work surfaces. The full width lounge offers a comfortable seating area, which in turn opens to the extended part of the property. Currently being used as the formal dining room, this room is bathed in natural light due to the pair of 'Velux' windows, 'French' doors and side panel windows. A wonderful addition to this family property.

To the first floor can be found three bedrooms, two of which are doubles and the third a good sized single bedroom. The family bathroom completes the accommodation and comprises a modern, three piece white suite. Further benefits include gas central heating, via a combination boiler located in the loft and is double glazed throughout. The loft is boarded and insulated and is accessed via a fitted loft ladder, and the walls have been cavity insulated.

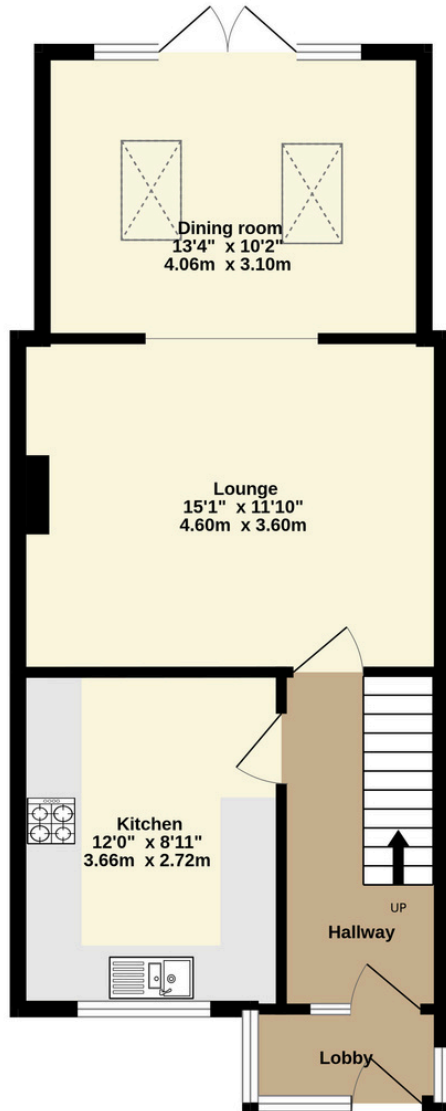
Parklands is a popular cul-de-sac in Kingswood. Centrally located with the high street found only a short walk away, with a large selection of shops, cafes and supermarkets on your doorstep. Local, highly reputable schools are available, while open green spaces can also be found.



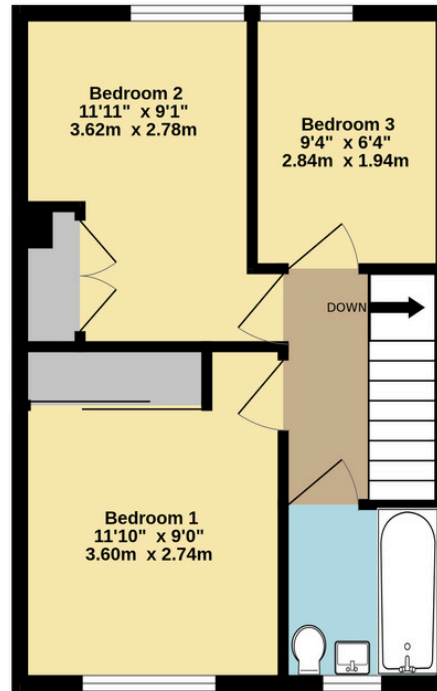




Ground Floor
521 sq.ft. (48.4 sq.m.) approx.



1st Floor
360 sq.ft. (33.4 sq.m.) approx.



Energy performance certificate (EPC)

13 Parklands BRISTOL BS15 4BW	Energy rating C	Valid until: 26 February 2035
		Certificate number: 0380-2793-8420-2225-7745

Property type: Mid-terrace house

Total floor area: 79 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 energy rating is C. It has the potential to be B.

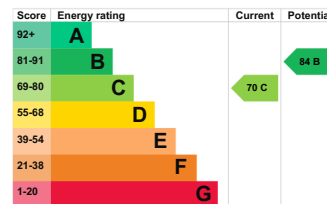
[See how to improve this property's energy efficiency.](#)

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



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