



P Mon - Sat
8 am - 6 pm
Permit holders only K01

5 BRIGHT STREET
KINGSWOOD
BRISTOL
BS15 8NE
£309,950

SITUATED WITHIN A POPULAR RESIDENTIAL AREA, AND ONLY A SHORT STROLL AWAY FROM KINGSWOOD PARK, CAN BE FOUND THIS STYLISH TWO BEDROOM VICTORIAN TERRACED HOME, SURE TO MAKE A LASTING IMPRESSION.

Having undergone a schedule of works by the current owners, this immaculately presented home allows any new owner to simply move in with ease. Tastefully styled throughout, this well-proportioned property benefits from generous room sizes throughout, and in our opinion makes an excellent first time purchase.

The property welcomes with an entrance hall, which leads to a comfortable lounge to the front aspect, finished with a feature log burner, whilst to the rear of the ground floor can be found a bright dining room with French doors opening to the rear garden. Off the dining room sits a contemporary fitted kitchen, whilst a modern three piece bathroom completes the ground floor offering. Appointed to the first floor are two full width double bedrooms, with the primary bedroom benefiting from a fitted storage cupboard.

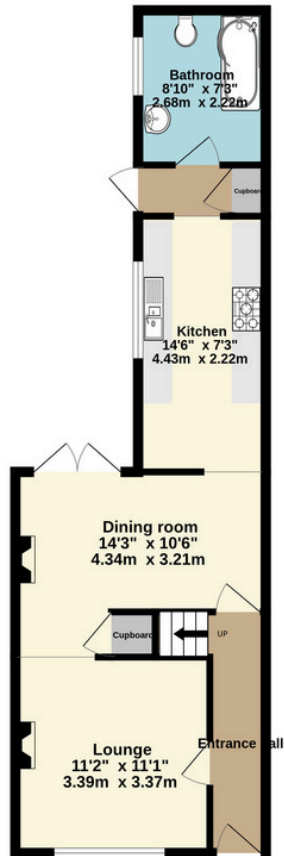
Outside, the property makes an inviting first impression with an attractive stone facade paired with a statement Baroque tiled courtyard garden. To the rear, the garden is mainly laid to lawn with established borders, whilst also benefiting from a paved area. Completing the offering is a single garage positioned to the rear.

For those searching for the perfect blend of character charm paired with contemporary style, this home is simply a must view.

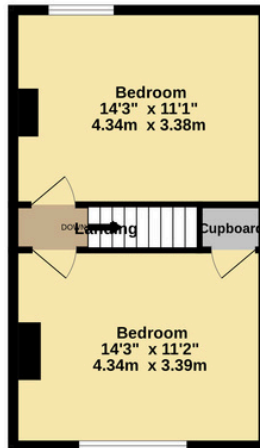




Ground Floor
495 sq.ft. (46.0 sq.m.) approx.



1st Floor
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.1 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)

5 Bright Street Kingswood BRISTOL BS15 8NE	Energy rating D	Valid until: 27 April 2032
		Certificate number: 2786-3015-5204-9642-8204

Property type	Mid-terrace house
Total floor area	88 square metres

Rules on letting this property

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

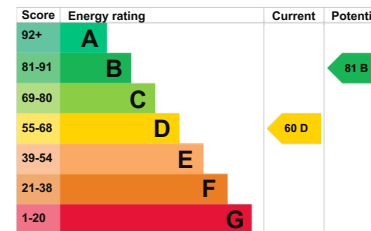
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

(<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 D. 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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