



43 COURT ROAD
KINGSWOOD
BRISTOL
BS15 9QG
£300K OFFERS OVER

Offered to the market with no onward chain and set within a large plot can be found this three bedroom, end of terrace property. Although the property is in need of a comprehensive upgrade, the potential to improve, extend and increase the property's value is very much evident.

The plot measures approximately 135 feet in total, with gardens found to the front, side and rear of the property. Benefitting a sunny, Westerly orientation the garden currently comprises a garage (in need of investment) which can be found to the rear of the plot, and a freestanding portacabin located to the side aspect. A driveway providing off street parking can be found to the front and side aspect with large double gates providing access.

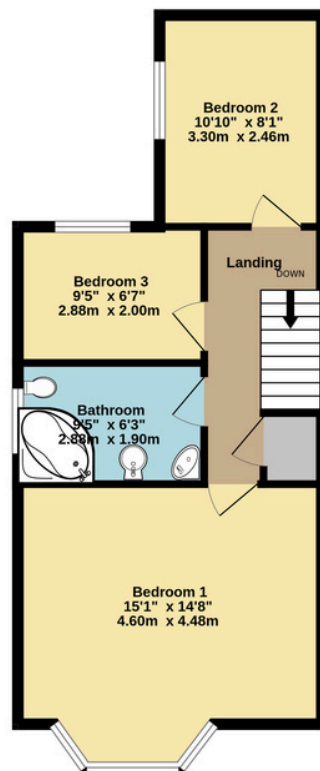
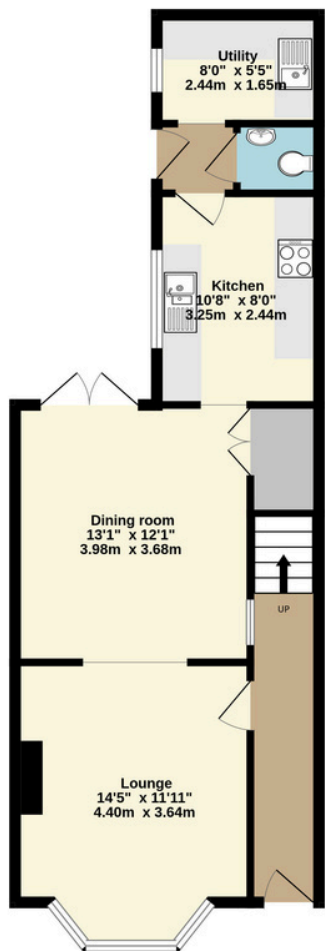
Internally the property offers spacious accommodation over two floors. Access to the property is via an entrance hallway with stairs leading to the first floor and door to the first of the two reception rooms. The ground floor comprises two formal reception rooms with an archway connecting the two. From the second reception room the separate kitchen can be found, comprising a selection of fitted wall and base units. A rear lobby, cloakroom and utility room complete the ground floor.

To the first floor can be found the family bathroom, which comprises a three piece whit suite and three bedrooms including an impressive full width principle bedroom with bay window to the front aspect.

Positioned within this popular residential area of Kingswood, popular with many young professionals and families alike. Good transport links, well regarded local schools and open green areas can[be enjoyed.







TOTAL FLOOR AREA : 1052 sq.ft. (97.8 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)

43 Court Road Kingswood BRISTOL BS15 9QG	Energy rating D	Valid until:	22 December 2035
		Certificate number:	9390-2882-9520-2625-7735

Property type	End-terrace house
Total floor area	97 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 C.

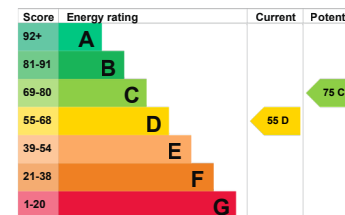
[See how to improve this property's energy efficiency.](#)

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



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