



Counterpool Road, Bristol
BS15 8DQ

£375,000



Counterpool Road, Bristol

DESCRIPTION

This three-bedroom semi-detached house is offered for sale on Counterpool Road, Bristol, located in a sought-after area well positioned for local amenities and public transport links. The property is presented in immaculate condition, ideal for both first-time buyers and families.

The ground floor provides two generous reception rooms, including a bay front lounge and a dining room that is open through to a modern kitchen. The dining space features a Velux window and patio doors, offering direct access to the enclosed rear garden. Further benefits include off street parking and a garage providing extra storage space.

Upstairs, the property includes three bedrooms—two doubles and a single—accommodating family or guests comfortably. A modern shower room completes the upstairs accommodation.

The location benefits from easy access to Kingswood High Street, known for its range of shops, cafés, and amenities. Parks such as St George Park are within a short drive, offering green spaces for recreation. For families, several schools including The Park Primary School are within walking distance.

Public transport connections are convenient, with Lawrence Hill train station nearby, providing direct services to Bristol Temple Meads in under 10 minutes and connecting further to Bath, Cardiff, and London. Several bus routes operate along the main roads, offering regular services into Bristol city centre.

This property offers a blend of generous living space, modern amenities, and a location suited for both everyday convenience and comfortable living.





**Approximate Gross Internal Area 955 sq ft - 89 sq m
(Excluding Garage)**

Ground Floor Area 538 sq ft – 50 sq m

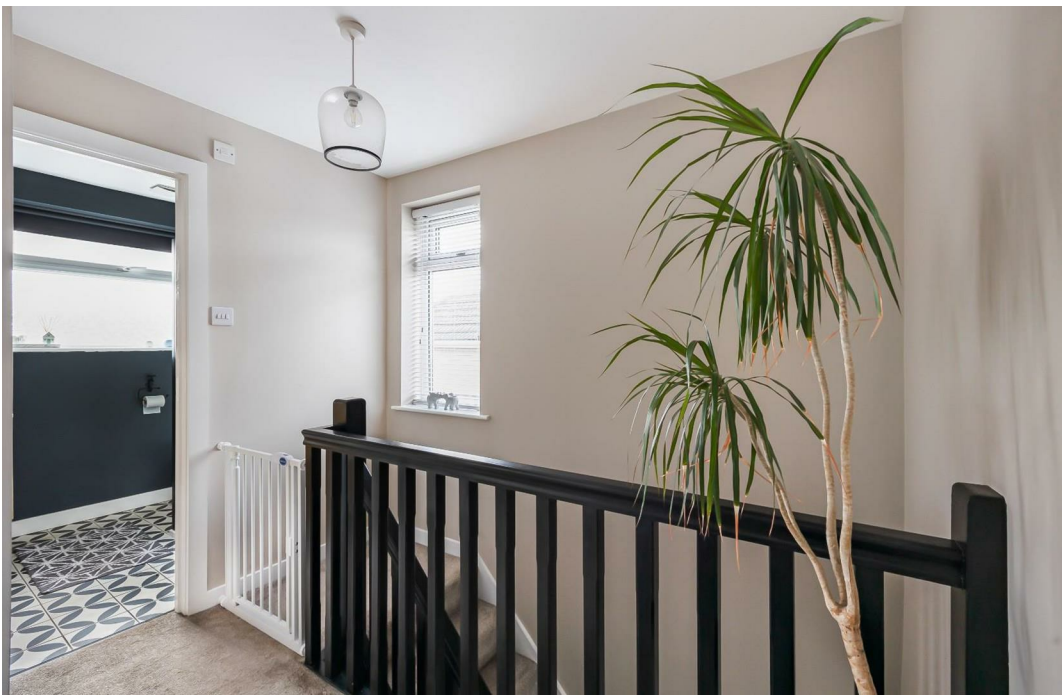
First Floor Area 417 sq ft – 39 sq m

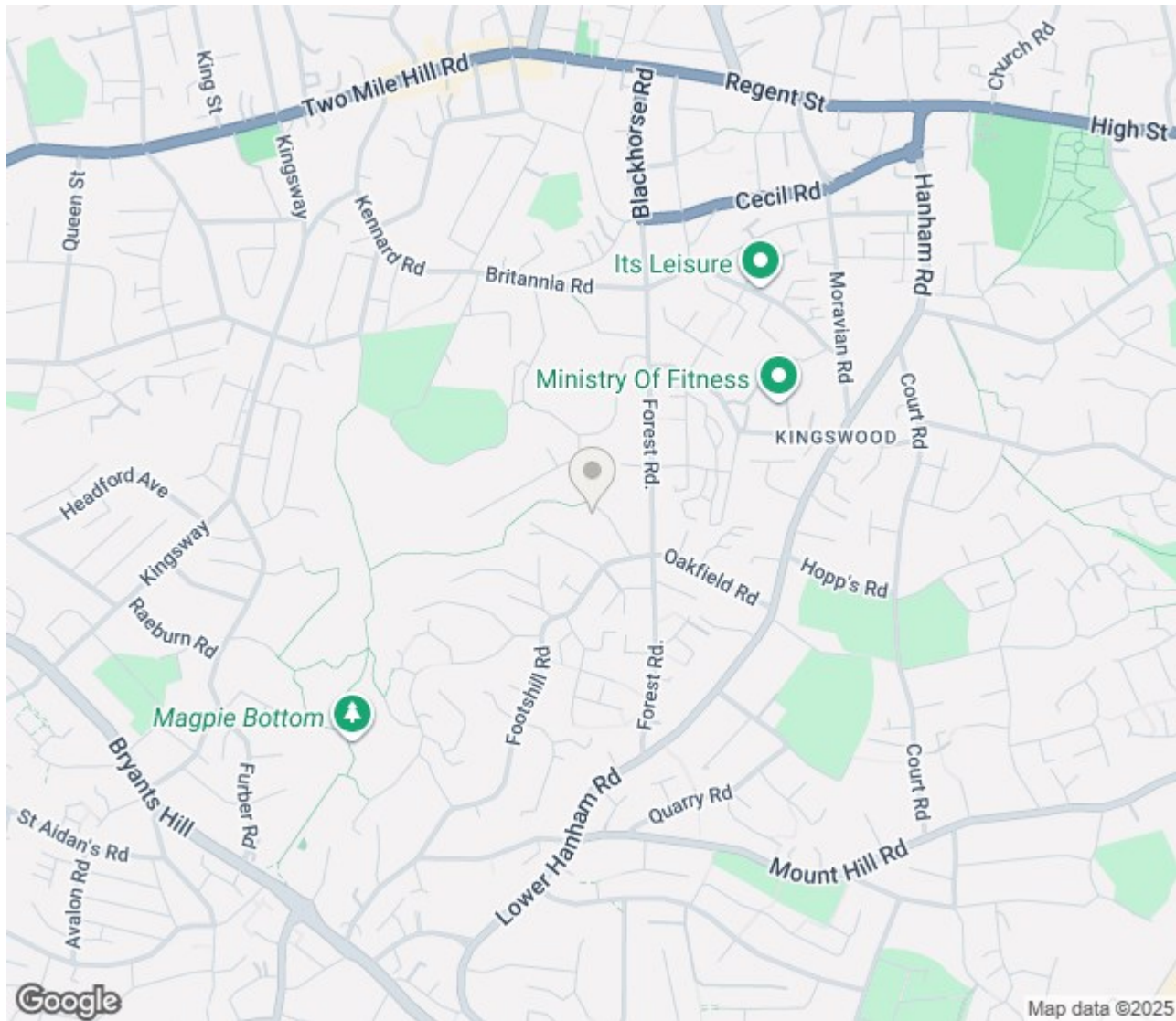
Garage Area 139 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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