

FREEHOLD



House - Townhouse

5 SAVILLE MEWS, KINGSDOWN PARADE, BRISTOL, BS6 5UL

£775,000

FEATURES

- Sought after location
- Two allocated parking spaces
- Chain free
- Charming Townhouse
- Four bedrooms
- Rear garden



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4 Bedroom House - Townhouse located in Bristol

Main Description

An outstanding 4 bedroom townhouse with garden and two allocated parking spaces, nestled along the idyllic and charming streets of Kingsdown.

The Property - Nestled along one of Kingsdown's most coveted and picturesque streets, this exceptional residence seamlessly integrates with the elegant Georgian architecture surrounding it. Constructed in the early 2000's, the property boasts contemporary amenities and the added convenience of private rear parking.

The ground floor features a welcoming living room a convenient downstairs WC, and a spacious kitchen with ample room for a dining table. Adorned in neutral colour themes, the kitchen is equipped with fitted cupboards, modern appliances, with a breakfast area for informal dining.

Ascending to the first floor reveals a generously proportioned bedroom, complete with a charming bay window offering glimpses of the rear garden and surrounding views. This level also houses a family bathroom and another double bedroom. Continuing upwards to the second and final floor, two additional bedrooms await, including a sizable principal bedroom with an en-suite bathroom for added comfort.

Outside, a sun-drenched south-easterly rear garden beckons, then beyond the garden lies a convenient car park, providing two private allocated parking spaces.

This property would make a lovely home and with no onward chain should not be missed.

Outside - Rear Garden/Courtyard

Outside, a sun-drenched south-easterly rear garden beckons, laid mainly to brick paving with a garden shed. Ideal for summer BBQs with friends and family.

Then beyond the garden lies a convenient car park, providing two private allocated parking spaces.

Living Room

14'5" x 9'11"

Kitchen/Breakfast Room

14'5" x 13'5"

Bedroom

14'5" x 9'10"

Bedroom

14'5" x 13'5"

Bathroom

8'5" x 5'1"

Bedroom

14'5" x 9'10"

Bedroom

14'5" x 13'5"

En-suite

226m x 158m

Location

Location - Saville Mews and the surrounding areas is a popular and attractive location in Kingsdown and within a short walk of the University of Bristol, the city centre and Gloucester Road Road.

The property is ideally suited for access to Whiteladies Road and its stylish bars, restaurants and cinema, Gloucester road with its vibrant independent shops, bars and restaurants and the city Centre close by with its array of business, educational, leisure, shopping and entertainment facilities, including the impressive Cabot Circus complex. Local bus routes are located within a short walking distance whilst Redland train station is only 1/4 mile. The motorway network is also easily accessible.



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01173259721

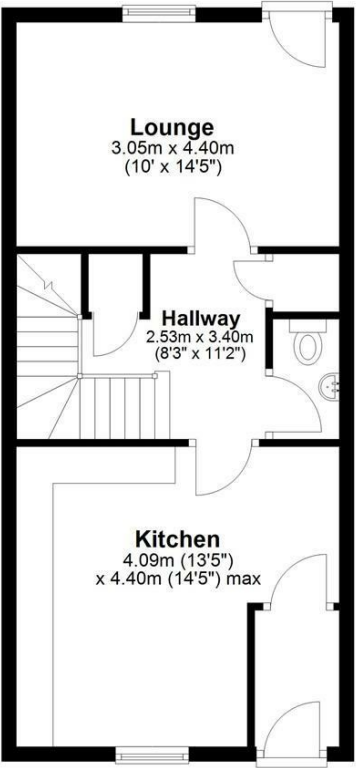
sales@besteestates.co.uk

Council Tax Band

E

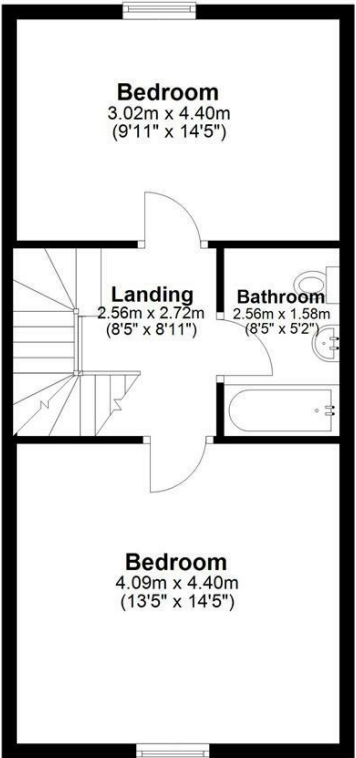
Ground Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



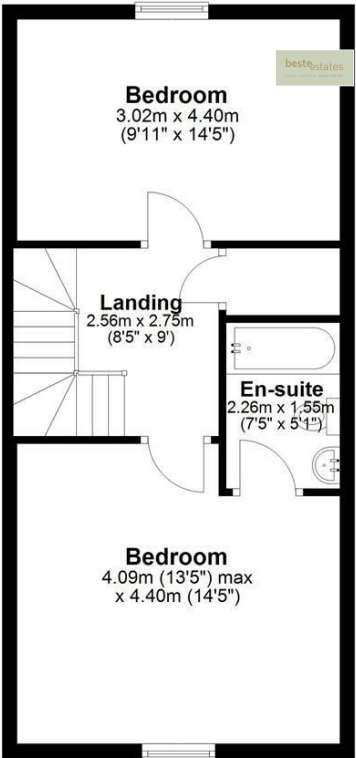
First Floor

Approx. 43.4 sq. metres (467.2 sq. feet)



Second Floor

Approx. 43.4 sq. metres (467.2 sq. feet)



Total area: approx. 130.0 sq. metres (1399.0 sq. feet)

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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