



129 Kingsway, St. George
£255,000





129 Kingsway

St. George, Bristol

This three-bedroom house offers excellent potential, a large garden and rare rear access — an exciting opportunity for buyers looking for a project to make their own.

The accommodation begins with an entrance hall, ideal for coats and shoes, opening into the main hallway with useful storage under the stairs. To the front is a sitting room with a bay window, while to the rear, there is a kitchen with access to the garden and a separate dining room alongside — a layout that lends itself well to being opened up into a more modern space.

Upstairs, there are three bedrooms, including two generous doubles and a single, along with a family bathroom. The property retains some charming original features that could be restored, while also offering excellent potential for modernisation. The property benefits from double glazing, and the vendor advises that a combination boiler was fitted around three years ago, with the roof re-felted, re-battened and re-tiled in 2021.

Externally, there is a walled front garden. The rear garden is south-easterly facing, a generous size, and benefits from lane access — offering the potential to create off-street parking while still retaining plenty of outdoor space.

This property represents a superb opportunity for refurbishment and investment.

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Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £255,000

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Immediate 'Exchange of Contracts' Available
- 3 Bedroom House
- Being Sold via 'Secure Sale'
- Great potential
- Good-sized garden
- Rear Access
- 2 Reception Rooms
- Original Features





Location:

St George is one of Bristol's most popular and well-connected areas. The neighbourhood has a lively community with everyday shops on the doorstep, including a SPAR convenience store, Kingsway Post Office, food outlets and Kingsway Laundry in the nearby shopping precinct. For coffee and food, locals enjoy independent spots such as Grays Kitchen and The Orchard Coffee & Co, adding to the neighbourhood feel. Larger supermarkets, including Aldi on Church Road and Lidl on Lawrence Hill, are also within easy reach.

The area is also well served by schools. Nearby options include Two Mill Hill Primary School and Summerhill Infant School, both within easy reach, as well as Whitehall Primary and John Cabot Academy for older children. Green space is another big draw.

The Magpie Nature Reserve is right on the doorstep, while nearby St George Park offers a lake, playground and wide open lawns. Troopers Hill Nature Reserve is also close by, with fantastic views across the city.

Excellent bus links take you straight into the city centre, and the A420 provides quick road access towards Bath and the ring road.







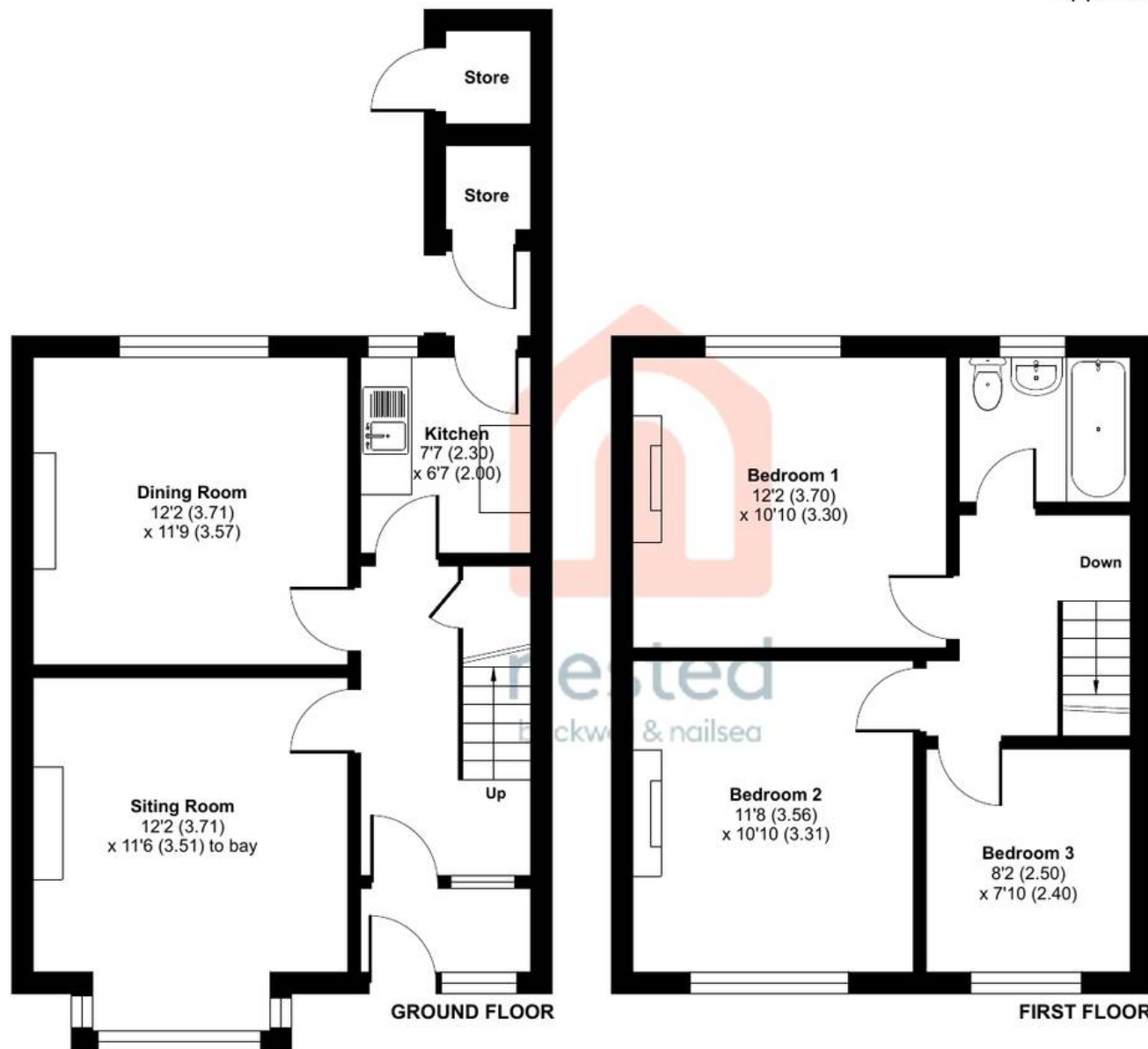
Kingsway, St. George, Bristol, BS5

Approximate Area = 927 sq ft / 86.1 sq m

Stores = 26 sq ft / 2.4 sq m

Total = 953 sq ft / 88.5 sq m

For identification only - Not to scale





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