



**Connells**

Leicester Square  
Bristol



Leicester Square  
Bristol BS16 4PD

for sale offers in excess of  
**£300,000**



## Property Description

Nestled in a quiet residential area just off Soundwell Road, this charming two-bedroom terraced home offers both comfort and convenience, making it ideal for couples, first-time buyers, or small families. The property is located between Staple Hill and Kingswood, with easy access to local shops, cafes, and amenities, as well as excellent transport links to both Bristol and Bath.

As you step through the porch and front door, you are welcomed by a beautifully laid-out open-plan living and dining area, creating a bright and inviting space perfect for entertaining or relaxing with family and friends. The modern kitchen, conveniently set just off the dining area, offers plenty of storage along with a handy under-stair's cupboard.

Upstairs, the home features a spacious master bedroom with built-in wardrobes and an east-facing window that floods the room with morning light. The second bedroom comfortably accommodates a double bed, desk, and wardrobe, making it a versatile space for guests, children, or a home office. The bathroom includes a full-size bathtub with an overhead shower.

Outside, the property boasts a low-maintenance, south-facing garden, ideal for hosting summer barbecues or simply enjoying the sunshine. Additionally, a double driveway offers ample off-road parking.

The location is perfect for those who enjoy the vibrant local community. Staple Hill's popular high street and Kingswood's range of shops, restaurants, and cafes are within walking distance.

## Entrance Hall

4' 9" x 11' 5" ( 1.45m x 3.48m )

Door leading from front aspect, door leading to Lounge, stairs rising to first floor, wood effect flooring and a radiator.

## Lounge

13' 8" max x 12' 9" max ( 4.17m max x 3.89m max )

Double glazed window to the front aspect, TV point, wood effect flooring and a radiator.

## Dining Room

8' 1" x 11' 3" ( 2.46m x 3.43m )

Double glazed window to rear aspect, Wood effect flooring, door leading to kitchen and a radiator.

## Kitchen

7' 5" x 11' 4" ( 2.26m x 3.45m )

Door in from Dining room, a range of wall and base units with worktops over, stainless steel sink and drainer, low level electric oven, electric hob with extractor over, wall mounted boiler, space and plumbing for a washing machine , space and plumbing for a dishwasher, space for a free standing fridge freezer, smooth ceiling, door leading to rear garden and wood effect flooring.

## Bedroom One

14' x 13' ( 4.27m x 3.96m )

Double glazed window to the front aspect, built in wardrobes, carpeted flooring and a radiator.

## Bedroom Two

9' 9" x 11' 3" ( 2.97m x 3.43m )

Double glazed window to rear aspect, carpeted flooring and a radiator.

## Family Bathroom

6' 9" x 5' 4" ( 2.06m x 1.63m )

Double glazed obscured window to the rear aspect, panelled bath with shower over, glass shower screen, wash hand basin , mixer tap, part tiled, wood effect flooring and a chrome towel rail.

## Outside

Front Approach:

Off street parking leading to entrance door.

Rear Garden:

Fully enclosed by way of boundary fencing, rear access, mainly laid to lawn and a patio area,















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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1 Regent Street Kingswood  
 BRISTOL BS15 8JX

EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

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