



SOUNDWELL ROAD  
, BRISTOL, BS15 1JJ

£325,000



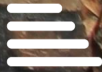
3



1



2



D





**Ground Floor**

**Hallway**

**Lounge**  
11'7 x 11'3

**Dining Room**  
14'9 x 13'1

**Kitchen**  
14'2 x 6'4

**Lobby**

**Family Bathroom**  
10'0 x 6'9



**First Floor**

**Landing**

**Bedroom**  
14'7 x 11'4

**Bedroom**  
13'2 x 8'11

**Second Floor**

**Bedroom**  
14'1 x 12'10

**Outside**

**Front Garden**

**Rear Garden**





A delightful extended three-bedroom mid-terrace home, located on the popular Soundwell Road. With its charming stone elevations and prime location near Kingswood High Street's amenities, this property offers a perfect blend of traditional character and modern comfort. Step inside to a welcoming entrance hall that leads to a spacious, open-plan living and dining area. The lounge area is positioned to the front boasting a classic bay window; the dining room flows seamlessly from the living area offering ample space for entertaining guests. The rear extension houses a stylish Shaker-style kitchen, thoughtfully designed to maximize space. Granite worktops and a Belfast sink lend a timeless feel; built-in appliances include an induction hob, extractor hood and eye level oven plus space for a fridge freezer, dishwasher and washing machine. A door leads out to the tranquil rear garden. The ground floor also features a luxurious four-piece bathroom, complete with a Victorian-style freestanding bath, a separate mains plumbed shower cubicle, a wash basin, and a WC.

Upstairs, you'll find two generously sized double bedrooms, each with fitted wardrobes providing ample storage space. A third double bedroom is located on the second floor offering additional flexibility.

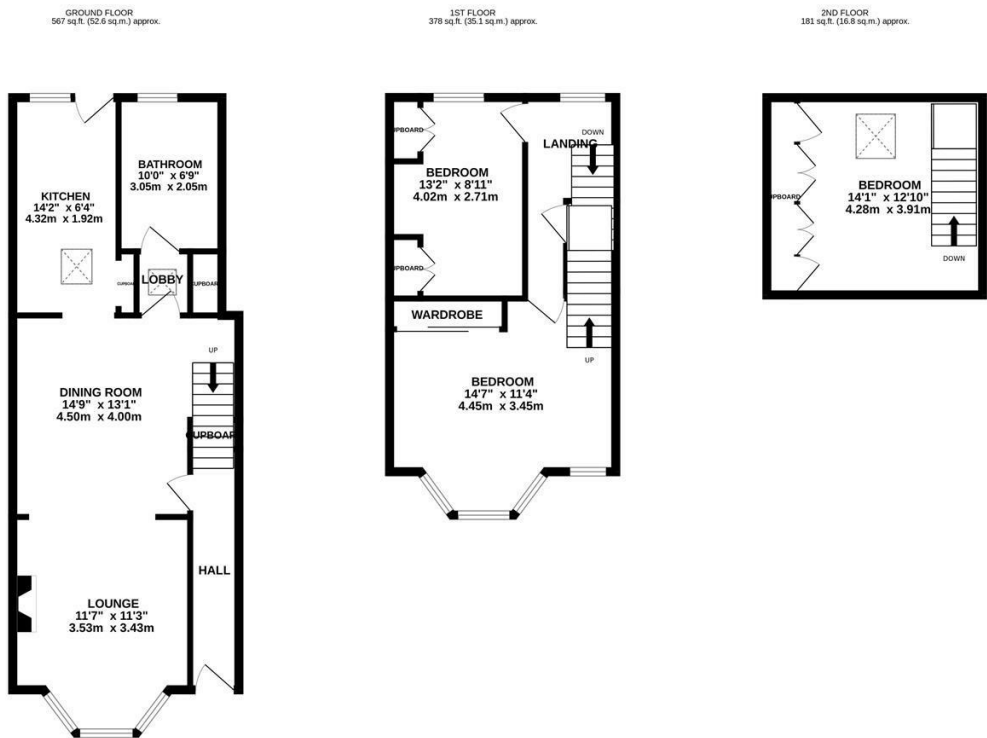
The rear garden is a true oasis, laid to lawn with a decked terrace, storage shed and borders filled with a variety of colourful flowers and shrubs. This peaceful retreat is perfect for unwinding after a long day.

Conveniently located near Kings Chase shopping centre and other local amenities, this property offers easy access to shops, restaurants, and public transportation. Nearby schools and direct bus routes to Bristol City Centre make this an ideal location for families and commuters alike.





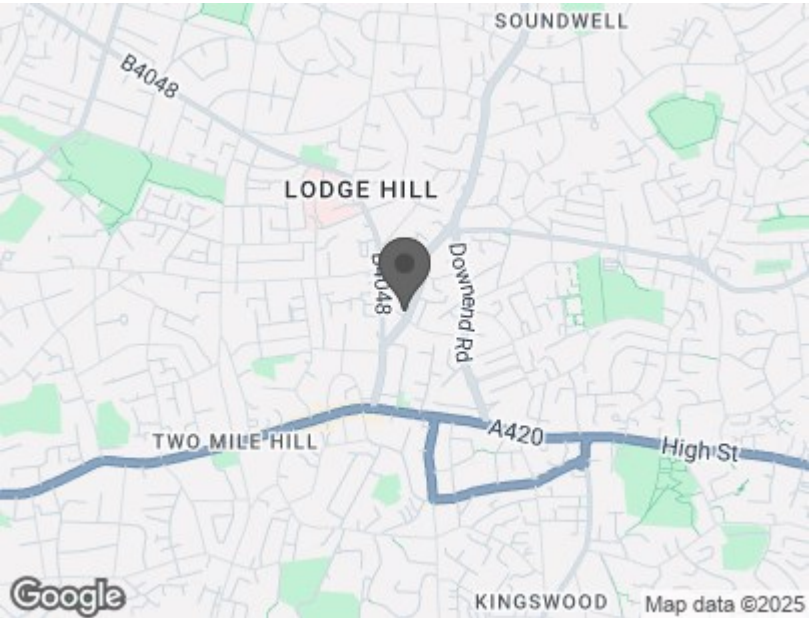
FLOOR PLAN



TOTAL FLOOR AREA: 1125 sq.ft. (104.5 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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AREA MAP



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>86</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>60</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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