

Lansdown Road, Kingswood, BS15 1XB

£295,000



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Council Tax Band: B

Welcome to Lansdown Road, Kingswood - a charming location that could be the perfect setting for your new home! This delightful mid-terrace house boasts an open plan style reception room, two bedrooms, and a bathroom spread across over 890 sq ft of living space.

As you step inside, you'll be greeted by a cosy reception room, ideal for relaxing with family or entertaining guests. A kitchen, utility area and family bathroom complete the ground floor. The property offers two well-appointed bedrooms, providing ample space for a growing family, guests, or even a home office.

Don't miss out on this fantastic opportunity to own a piece of Lansdown Road. Whether you're a first-time buyer, a growing family, or looking for an investment property, this mid-terrace house has the potential to be everything you've been searching for. Book a viewing today and let your property journey begin!

Lounge

14'9" x 11'0" (4.50 x 3.36)

uPVD double glazed French doors leading to the rear garden. Wooden door with glass panels leading to kitchen. HETAS approved wood burner. Solid sustainable English oak flooring. Slate hearth. Radiator.

A truly delightful space. A flagstone patio area leads onto a lawn and then a further potential vegetable garden with a small shed.

Dining Room

14'9" x 12'4" (4.50 x 3.78)

uPVC double glazed windows. Solid sustainable English oak floors. uPVC double glazed front door. Radiator.

Kitchen

6'7" x 10'7" (2.01 x 3.23)

Floor and wall mounted storage units. Double glazed windows. Composite sink and drainer. Tile splash backs. Gas cooker. Space for washing machine and dishwasher.

Utility

7'0" x 2'11" (2.15 x 0.9)

uPVC double glazed rear door. Space for a fridge freezer.

Bathroom

6'6" x 5'7" (2 x 1.72)

uPVC double glazed frosted window. Panel bath with shower over. Low level WC. Basin on pedestal. Part tile walls. Tile splash backs. Radiator.

Bedroom 1

14'7" x 11'4" (4.47 x 3.47)

To the rear of the property. uPVC double glazed windows. Cupboard housing gas central heating boiler. Radiator.

Landing.

Loft access hatch. Storage cupboard.

Bedroom 2

15'0" x 9'10" (4.59 x 3.00)

uPVC double glazed windows. Storage cupboard. Radiator.

Rear Garden





Open House Bristol North East



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		68	
(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 