# Lansdown Road, Kingswood, BS15 1XB £295,000















# Lansdown Road, Kingswood, BS15 1XB

£295,000 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 garden with a small shed. rear garden. Wooden door with glass panels leading A real bonus with this house. to kitchen. HETAS approved wood burner. Solid stainable 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**



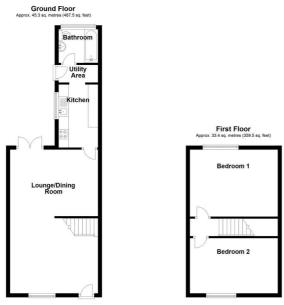












Total area: approx. 78.7 sq. metres (847.1 sq. feet)



# **Open House Bristol North East**



Total area: approx. 78.7 sq. metres (847.1 sq. feet)



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