

estate agents **auctioneers**

hollis
morgan



1 Saville Mews Kingsdown Parade, Kingsdown, Bristol, BS6 5UL

£750,000

An outstanding townhouse with garden and two allocated parking spaces, nestled along the idyllic and charming streets of Kingsdown.

- Sought after location
- Charming townhouse
- Rear garden
- Two allocated parking spaces
- Three double bedrooms
- Chain free
- Dual aspect views
- Situated along a charismatic lane

The Property

Nestled along one of Kingsdown's most coveted and picturesque streets, this exceptional residence seamlessly integrates with the elegant Georgian architecture surrounding it. Constructed in the early 2000's, the property boasts contemporary amenities and the added convenience of private rear parking.

The ground floor features a welcoming entrance lobby/snug area, a convenient downstairs WC, and a spacious kitchen with ample room for a dining table. Adorned in neutral colour themes, the kitchen is equipped with fitted cupboards, modern appliances, and a striking central island counter with a breakfast bar for informal dining.

Ascending to the first floor reveals a generously proportioned reception room, complete with a charming bay window offering glimpses of the rear garden and surrounding views. This level also houses a family bathroom and the first of three double bedrooms.

Continuing upwards to the second and final floor, two additional bedrooms await, including a sizable principal room with an en-suite bathroom for added comfort.

Outside, a sun-drenched south-easterly rear garden beckons, adorned with mature planters and greenery, then beyond the garden lies a convenient car park, providing two private allocated parking spaces.

Location

Saville Mews and the surrounding areas is a popular and attractive location in Kingsdown and within a short walk of the University of Bristol, the city centre and Gloucester Road. The property is ideally suited for access to Whiteladies Road and its stylish bars, restaurants and cinema, Gloucester road with its vibrant independent shops, bars and restaurants and the city Centre close by with its array of business, educational, leisure, shopping and entertainment facilities, including the impressive Cabot Circus complex. Local bus routes are located within a short walking distance whilst Redland train station is only 1/4 mile. The motorway network is also easily accessible.

Further information

Please Note

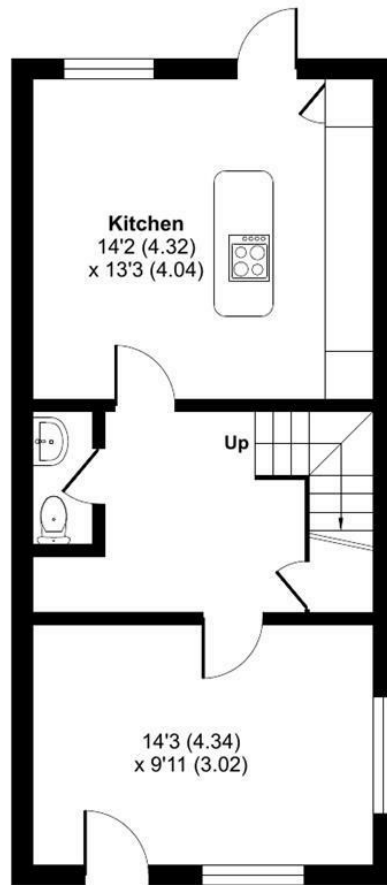
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



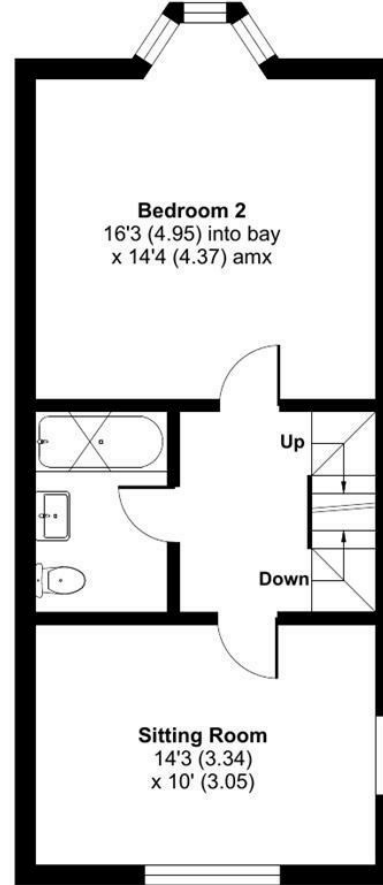
Saville Mews, Kingsdown Parade, Bristol, BS6

Approximate Area = 1397 sq ft / 129.7 sq m

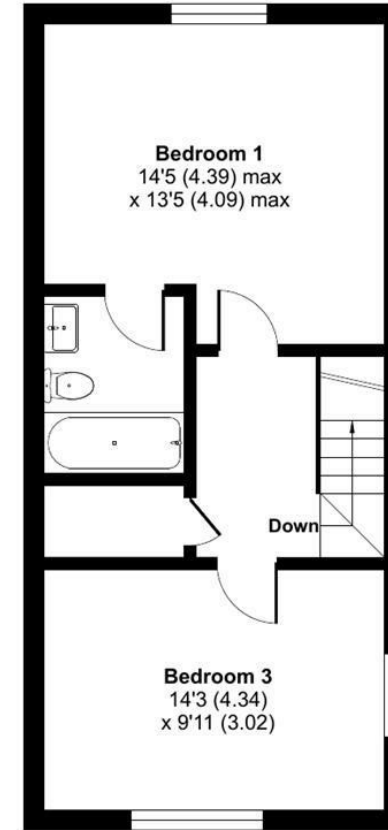
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



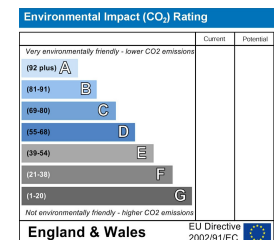
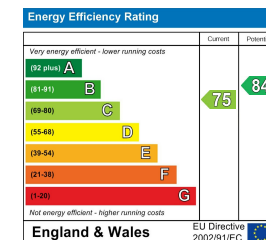
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1118696



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ



hollis
morgan
