



## 3 Woodland Terrace

Kingswood, Bristol, BS15 9PU

**£315,000**



Nestled in the charming area of Woodland Terrace in Kingswood, Bristol, this delightful mid-terrace house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for relaxation, entertaining guests, or creating a home office.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the property is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Situated in a friendly neighbourhood, this home benefits from local amenities, schools, and parks, making it an ideal choice for those seeking a community-oriented lifestyle. The transport links in the area are also commendable, providing easy access to Bristol city centre and beyond.

This property is perfect for those looking to make their mark in a vibrant area while enjoying the comforts of a well-designed home. Don't miss the chance to view this lovely mid-terrace house in Kingswood, where you can create lasting memories.



## Hallway

Lounge 13'5" x 11'9" (4.09m x 3.60m)

Dining Room 12'10" x 11'11" (3.92m x 3.65m)

Kitchen 10'1" x 7'10" (3.08m x 2.40m)

## Lobby

Downstairs Bathroom 7'9" x 7'5" (2.38m x 2.27m)

## Landing

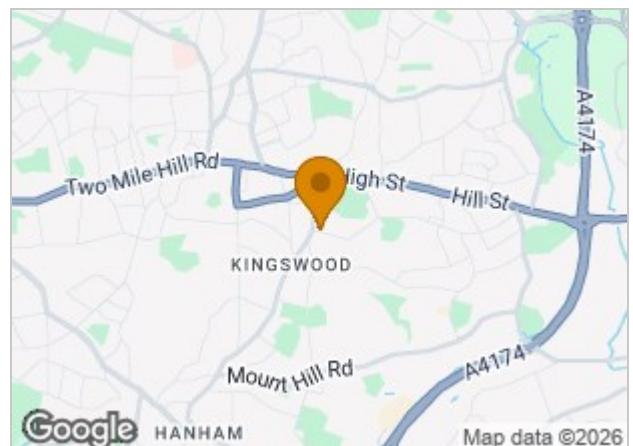
Bedroom 1 13'10" x 10'8" (4.24m x 3.27m)

Bedroom 2 13'1" x 9'8" (4.00m x 2.96m)

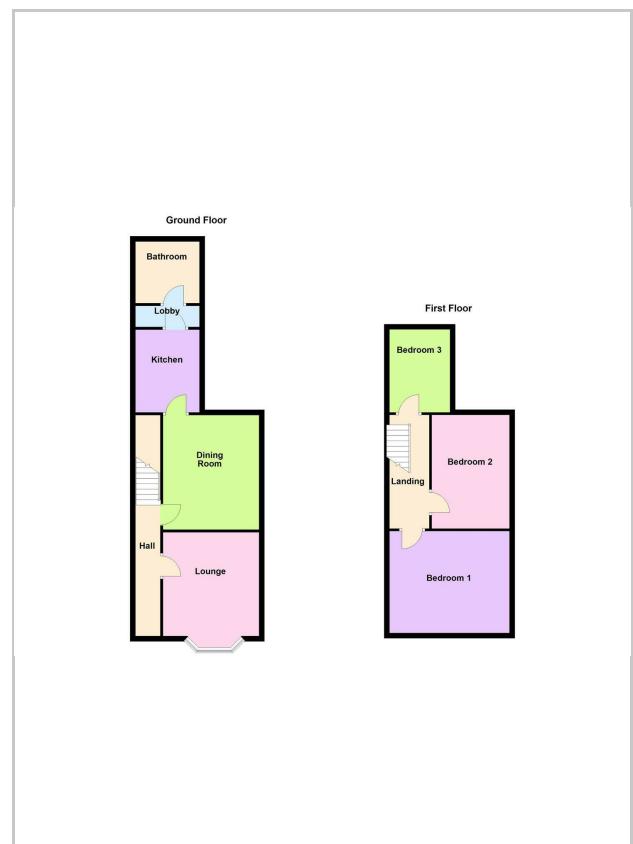
Bedroom 3 10'2" x 7'11" (3.10m x 2.43m)

## Garden

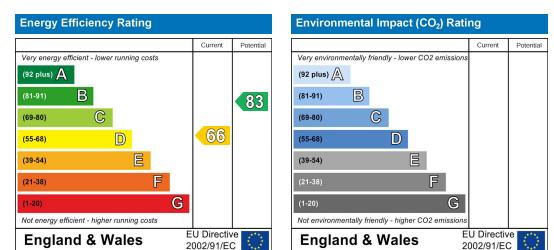
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.