



**Connells**

Park Road  
Kingswood Bristol



## Property Description

This modern three-bedroom end-of-terrace townhouse is arranged over three floors and offers flexible, well-balanced accommodation throughout. The ground floor features an entrance hall with cloakroom and access into a spacious open-plan kitchen/lounge, with the kitchen area fitted with a range of wall and base units, integrated appliances and windows to the front and side aspects. The living and dining area benefits from sliding doors opening to the rear garden. The first floor provides two further bedrooms and a family bathroom, while the second floor is dedicated to the main bedroom, complete with French doors opening to a rear balcony and an en-suite shower room. Externally, the property enjoys a rear garden with gated access leading to allocated parking. The property is ideally located within close proximity to Kingswood High Street and a selection of local parks, offering convenient access to shops, amenities and green spaces, making it particularly attractive and practical for families.

## Entrance Hall

Double glazed front door opening into the entrance hall with wood flooring, stairs rising to the first floor, access to the downstairs cloakroom and open-plan kitchen/lounge, and a radiator.

## Downstairs Cloakroom

Extractor ventilation with partially tiled walls, WC, wash hand basin with mixer tap, wood-

effect flooring, and a chrome heated towel rail.

## Open Planned Kitchen / Lounge

27' 11" max x 13' 5" max ( 8.51m max x 4.09m max )

Kitchen Area:

Double glazed window to the front aspect and double glazed window to the side aspect, range of wall and base units with worktops over, electric hob with extractor above, low-level electric oven, integrated fridge/freezer, space for washing machine, partially tiled walls, wood-effect flooring, smooth ceiling with spotlights, and a radiator.

Lounge area:

Double glazed sliding doors to the rear aspect with an additional double glazed window to the rear aspect, TV point, carpet flooring, smooth ceiling, and a radiator.

## First Floor Landing

Access to bedrooms two and three and the family bathroom, carpet flooring, and a radiator.

## Bedroom One

13' 5" max x 12' 8" max ( 4.09m max x 3.86m max )

Double glazed French doors opening to a balcony to the rear aspect, loft access hatch, carpet flooring, smooth ceiling, and a radiator.

## Bedroom Two

13' 5" max x 10' 8" max ( 4.09m max x 3.25m max )

Double glazed window to the rear aspect, carpet flooring, smooth ceiling, space for freestanding wardrobe, and a radiator.

## Bedroom Three

13' 6" max x 9' 5" max ( 4.11m max x 2.87m max )

Double glazed window to the front aspect, carpet flooring, smooth ceiling, extractor vent, and a radiator.

## Family Bathroom

7' 1" x 6' 10" ( 2.16m x 2.08m )

Bath with glass shower screen and shower over, partially tiled walls, WC, wash hand basin with mixer tap, wood-effect flooring, extractor, and a chrome heated towel rail.

## En-Suite Shower Room

10' 4" x 5' 1" ( 3.15m x 1.55m )

Skylight window, walk-in shower cubicle with glass screen, partially tiled walls, WC, wash hand basin with mixer tap, eaves storage, spotlights, extractor, and a chrome heated towel rail.

## Outside

### Front Garden

Approached via a paved pathway leading to a recessed front entrance with modern front door, brick and cladding elevation, and external lighting.

### Rear Garden

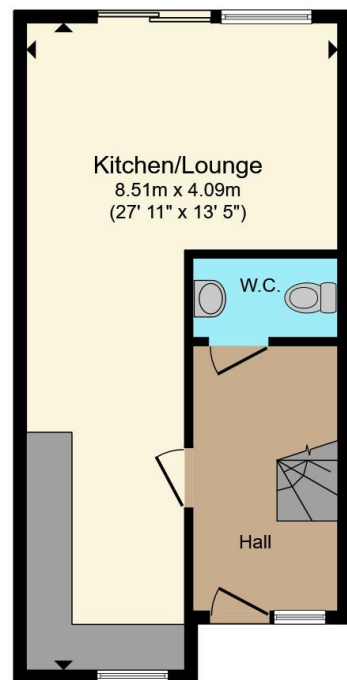
Patio area laid to slabs directly from the

lounge with a lawned garden beyond, enclosed by timber fencing and benefitting from a rear access gate leading to the allocated parking area.

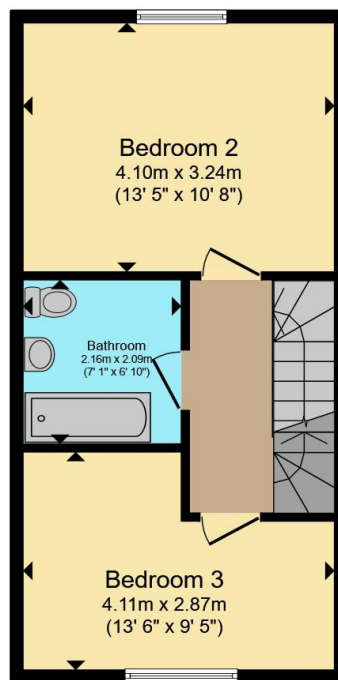




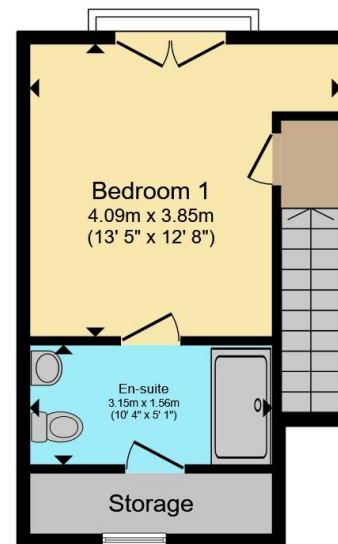




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 93.0 m<sup>2</sup> (1,001 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: B Council Tax  
Band: C

Tenure: Freehold

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