



GREGORYS
— ESTATE AGENTS —

By Lily



2 PILLINGERS ROAD
KINGSWOOD
BRISTOL
BS15 8DE

O.I.E.O £300,000

SET ON PILLINGERS ROAD IN KINGSWOOD, THIS SPACIOUS THREE DOUBLE BEDROOM HOME OFFERS A GREAT AMOUNT OF LIVING SPACE, WITH TWO RECEPTION ROOMS, A LARGE REAR GARDEN AND THREE WELL-PROPORTIONED BEDROOMS ARRANGED OVER THREE FLOORS.

The ground floor has plenty to offer, with two separate reception rooms, giving you the flexibility to create a comfortable lounge, dining room, playroom or home office depending on your needs. The second reception room also benefits from double doors opening directly onto the rear garden, making it a lovely space for everyday family life and entertaining.

The galley-style kitchen sits to the rear and provides a practical layout with a good range of storage and worktop space. Also on this floor is the bathroom, which is particularly useful with both a full-sized bath and a separate shower cubicle.

Outside, the rear garden is a real bonus. It's a generous size, with a combination of paved and grassed areas, offering plenty of room for seating, entertaining and enjoying the warmer months.





Upstairs, the first floor provides two excellent-sized double bedrooms, both benefiting from good-sized windows allowing plenty of natural light. One of the bedrooms also has the added benefit of a useful storage cupboard.

Heading up to the second floor, you'll find the converted loft room, currently being used as a bedroom and office space. A Velux window brings in additional natural light, creating a versatile room that could work beautifully as a bedroom, home office, hobby room or additional living space.

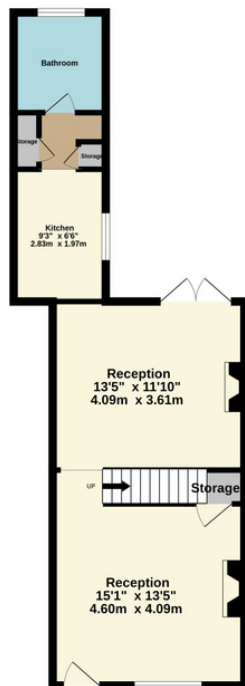
The location is another real advantage, with Kings Chase Shopping Centre less than a mile away, while nearby bus stops make commuting and getting into surrounding areas straightforward. A spacious and versatile home with three double bedrooms, generous gardens and flexible living accommodation - all in a convenient Kingswood location.



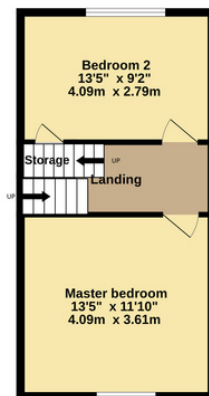




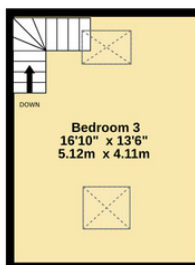
Ground Floor
484 sq.ft. (45.0 sq.m.) approx.



1st Floor
362 sq.ft. (33.6 sq.m.) approx.



2nd Floor
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA: 1086 sq.ft. (100.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

2, Pillingers Road BRISTOL BS15 8DE	Energy rating D	Valid until:	26 September 2029
		Certificate number:	0367-2893-6516-9721-8201

Property type	Mid-terrace house
Total floor area	105 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

