



Northland Avenue, Kingswood, Bristol, BS15 1UD

Offers Over £300,000

NIGEL FUDGE



@ nigel.fudge@exp.uk.com

🌐 nigelfudge.exp.uk.com

📞 07595 898 050

Northland Avenue, Kingswood, Bristol, BS15 1UD

A HOME WITH A BONUS!!! This charming 1930's house has space and character with the recent addition of a large studio at the end of the rear garden. The property has high ceilings, picture rails, original stair cases, fireplaces on both floors and stripped wooden doors giving it a very nice feel. It has been modernised over the years making this three bedroom home an attractive option. The rear gardens are enclosed and bathed in sun light. It is a joy to sit in whilst you can titivate the garden and enjoy the flowers and shrubs.

The studio is generous with a shower room within it and heating. This self contained area has been secluded as it's used for therapy and has rear access for ease for clients. This could make the difference to a buyer looking for this addition, home working, a business, an annexe, space to work out or children to have their own space.

Offered without an onward chain a must view property. Quote NF0664
To Arrange Your Viewing





Hallway

Obscure double glazed door and window to the front aspect, cupboard using the consumer unit, stairs leading to the first floor with an under stairs cupboard beneath with plumbing for a washing machine, radiator and varnished wooden floorboards.

Living Room

3.88m x 3.36m (12'8" x 11'0")

Double glazed bay window to the front aspect, picture rail, open fireplace with a flu, wooden mantle and tiled hearth, radiator, television aerial and varnished wooden floorboards.

Kitchen/Dining Room

5.13m x 3.31m (16'9" x 10'10")

Double glazed French doors and window to the rear aspect. The kitchen area has a range of base units with wooden and marble work surfaces, there is a Belfast style sink with a mixer tap over, space for a cooker and an integral fridge. To the side is a pantry cupboard with shelving and power.

The dining area has a fireplace with a tiled surround and open fire place, radiator and varnished wooden floorboards.





Landing

Smoke alarm and a Loft hatch with a pull down ladder, partial boarding and a light.

Bedroom One

3.31m x 3.16m (10'10" x 10'4")

Double glazed rear aspect, fireplace with tiled surround and a radiator.

Bedroom Two

3.41m x 2.9m (11'2" x 9'6")

Double glazed window to the front aspect, fire place with a tiled surround, radiator and fitted double cupboards with over head storage, one of which houses the wall mounted Worcester combination boiler.

Bedroom Three

2.47m x 2.13m (8'1" x 6'11")

Double glazed window to the front aspect and a radiator.

Bathroom

1.94m x 1.84m (6'4" x 6'0")

Obscure double glazed window to the rear aspect, extractor fan, partially tiled walls, chrome towel radiator and varnished wooden floorboards. There is a three piece suite comprising of a bath with a mixer shower over and a folding glass shower screen, pedestal wash hand basin and a low level WC.

Studio

4.68m x 4.04m (15'4" x 13'3")

Shower Room

2.63m x 0.84m (8'7" x 2'9")

Double glazed window to the front aspect, partially tiled walls, laminate flooring. There is a three piece suite comprising of a shower cubicle with an electronic shower over, pedestal wash hand basin and a low level WC.

Rear Garden

10.5m x 5.65m (34'5" x 18'6")

Southerly facing with wooden fence boundaries, with a large central lawn area, patio area leading out from the dining room, planted borders filled with shrubs and flowers and an out side tap. There is storage shed with power and light adjoining the pantry cupboard measuring 0.87m x 0.84m also next to it is a wooden shed.

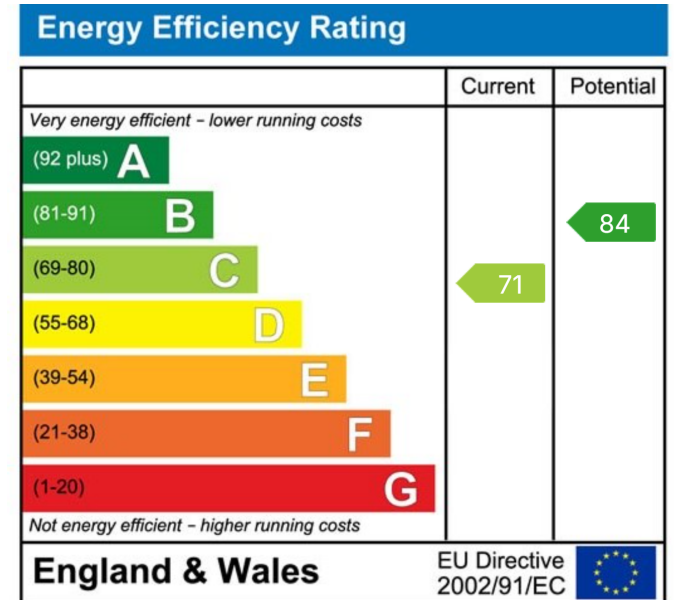


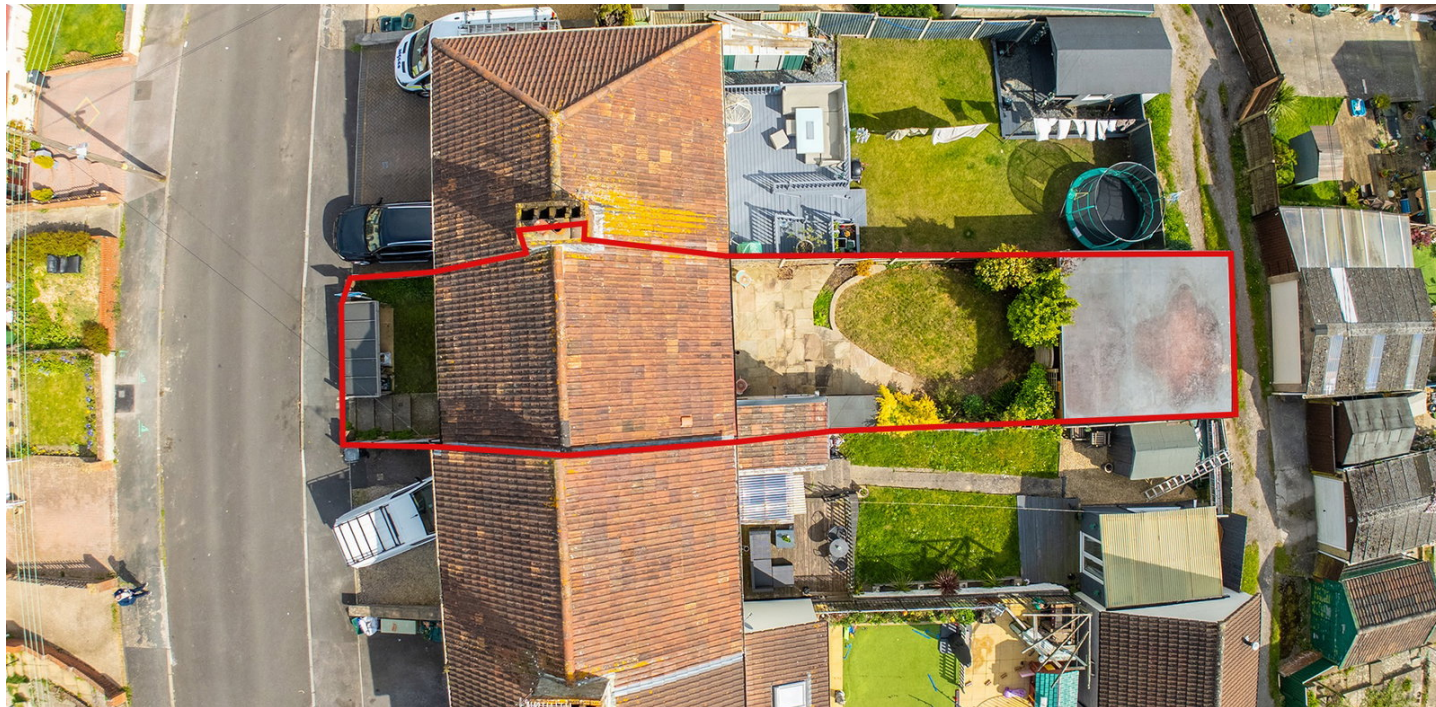
Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

EPC = C Council Tax Band – B (£1,882.11 PA estimate) – South Gloucestershire Council.

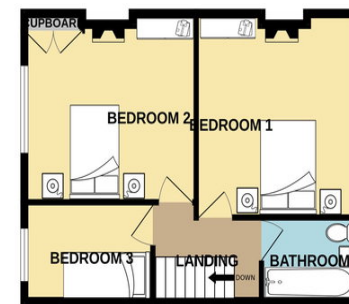
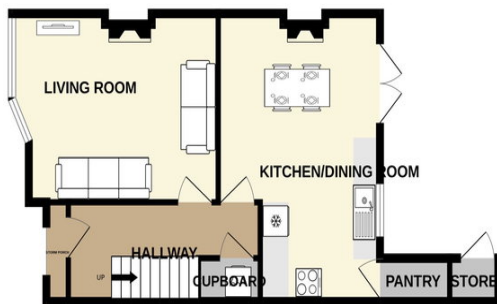
Services - Mains electricity, Mains gas, Mains water, Mains drainage. Freehold property.





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 997sq.ft. (92.6 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.

Made with Metropix ©2026



eXp World UK Ltd is a registered company at Corporation Service Company (UK) Limited, 5 Churchill Place, 10th Floor, London, United Kingdom, E14 5HU. Registered company number is 12016573. VAT Registration Number is 327 4120 29