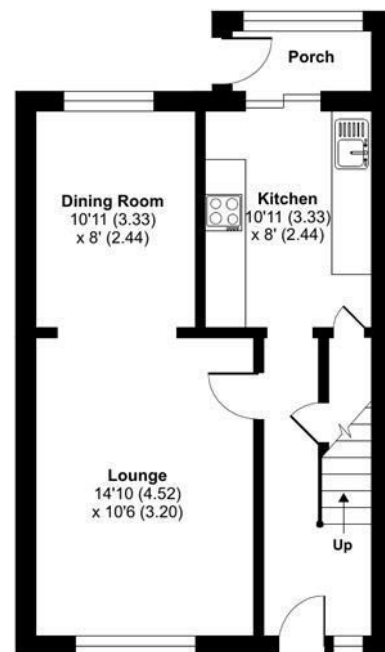
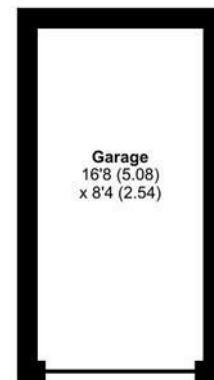


1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

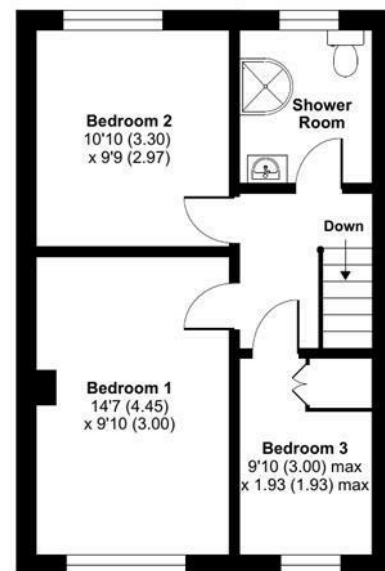
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

The Reddings, Bristol, BS15

Approximate Area = 913 sq ft / 84.8 sq m
Garage = 140 sq ft / 13 sq m
Total = 1053 sq ft / 97.8 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1240516

26 The Reddings, Kingswood, Bristol, BS15 4SA



£310,000

A bright and airy three bedroom terraced home located in a quiet cul de sac setting.

- Entrance hallway
- Lounge
- Dining room
- Kitchen
- Landing
- Three bedrooms
- Shower room
- Gardens
- Garage in a block

26 The Reddings, Kingswood, Bristol, BS15 4SA

Located within a tucked away cul de sac setting within close proximity of open countryside and with good transport links to the City Centre, this three bedroom home offers bright and airy accommodation throughout and is well suited to both first time purchasers and those downsizing.

Internally the accommodation consists of a roomy entrance hallway, a bow fronted lounge with feature stone fireplace and a separate dining room that overlooks the rear garden. The ground floor accommodation is completed by a double galley style kitchen which leads to a rear lobby that houses the washing machine and provides access to the rear garden. To the first floor three well proportion bedrooms and a generous family shower room are found.

Externally both front and rear gardens have been landscaped with ease of maintenance in mind, with the front offering a stone chipping area with well stocked flower beds, while the rear enjoys views across to Siston Common and consists of a lawn with raised flower beds, a generous patio ideal for entertaining and a vegetable plot. The property further benefits from a single garage that's located nearby within a block.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.7m x 1.7m (15'5" x 5'6")

Obscured double glazed window to front aspect, radiator, understairs storage cupboard, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 4.5m x 3.2m (14'9" x 10'5")

Double glazed bow window to front aspect, feature stone fireplace, radiator, power points, opening leading to dining room.

DINING ROOM 3.3m x 2.5m (10'9" x 8'2")

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

KITCHEN 3.4m x 2.5m (11'1" x 8'2")

Double glazed patio doors to rear aspect leading to rear lobby. Kitchen comprising range of matching wall base units with roll top work surfaces, stainless steel sink with mixer tap over, integrated electric oven, four ring electric hob with extractor fan over, integrated freezer, space and plumbing for dishwasher, space and power for upright fridge/freezer, understairs storage cupboard, power points, splashbacks to all wet areas.

REAR LOBBY 1.9m x 1m (6'2" x 3'3")

Obscured double glazed window to side aspects leading to rear garden, double glazed window to rear aspect overlooking rear garden, space and plumbing for washing machine, power points.

FIRST FLOOR

LANDING 2.5m x 1m (8'2" x 3'3")

Access to loft via hatch, doors to rooms.

BEDROOM ONE 4.6m x 3.1m (15'1" x 10'2")

Double glazed window to front aspect, radiator, power points.

BEDROOM TWO 3.3m x 3m (10'9" x 9'10")

Double glazed window to rear aspect overlooking rear garden and enjoying far reaching views, built in storage cupboard housing gas combination boiler, radiator, power points.

BEDROOM THREE 3m x 2.1m (this measurement includes bulkhead) (9'10" x 6'10" (this measurement includes bulkhead)

Double glazed window to front aspect, built in storage cupboard, radiator, power points.

BATHROOM 2.4m x 2.2m (7'10" x 7'2")

Obscured double glazed window to rear aspect, matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC and walk in shower cubicle with electric shower over, heated towel rail, splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to stone chippings with walled boundaries and path leading to front door.

REAR GARDEN

Mainly laid to lawn with fenced boundaries, well stocked flower beds, generous patio, vegetable plot, gate leading to lane that provides rear access.

GARAGE

Single garage located nearby within a block

TENURE

This property is freehold

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

The property is in a coal mining area for which it is recommended a mining report is obtained.

Local authority: South Gloucestershire Council

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

