



**337 SOUNDWELL ROAD
KINGSWOOD
BRISTOL
BS15 1JN
OFFERS OVER £300,000**

TUCKED AWAY ALONG THE EVER-POPULAR SOUNDWELL ROAD IN KINGSWOOD, THIS CHARMING TERRACED HOME OFFERS A WONDERFUL BLEND OF CHARACTER, COMFORT, AND CONVENIENCE— MAKING IT AN IDEAL CHOICE FOR FIRST-TIME BUYERS OR THOSE LOOKING FOR A SMART INVESTMENT OPPORTUNITY, OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

As you step inside, you're welcomed by a warm and inviting atmosphere that instantly feels like home. The property boasts two well-proportioned reception rooms, offering fantastic versatility. Whether you're looking to create a cosy living room to relax in at the end of the day, a separate dining area for hosting friends and family, or even a home office space, there's plenty of room here to adapt to your lifestyle.

The home continues to impress with its tasteful presentation throughout. It has been clearly well cared for by its current owners, and the attention to detail shows. Characterful period features add a real sense of charm and personality, giving the property a homely feel that's often hard to find. Combined with the light and airy interiors, it creates a space that's both stylish and comfortable.

Upstairs, you'll find two inviting bedrooms, each enjoying generous double proportions and restful setting. These rooms are well-sized and perfect for unwinding, whether you're settling in for the night or enjoying a slower start to your day.

One of the standout benefits of this home is its fantastic location. Kingswood remains a highly sought-after area, and it's easy to see why. With excellent transport links into Bristol City Centre, commuting is straightforward, while a range of local shops, cafes, and everyday amenities are all within easy reach. It's a location that really balances convenience with a sense of community.

Outside, the property continues to offer appeal, with potential to create a lovely outdoor space to enjoy during the warmer months—whether that's a spot for morning coffee or summer evenings with friends.

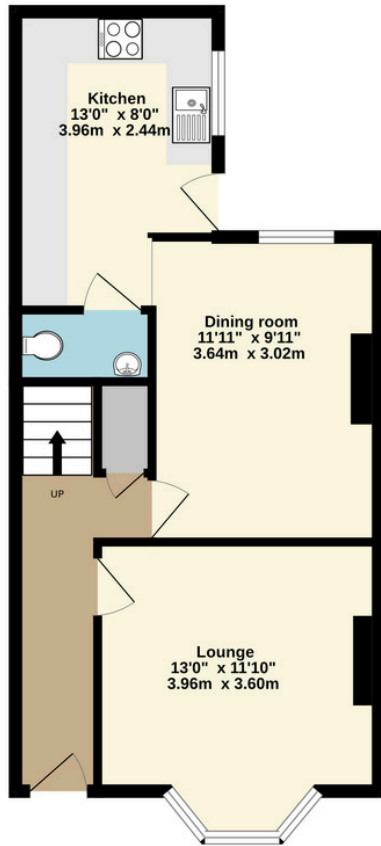
All in all, this is a home that truly ticks a lot of boxes—full of character, ready to move into, and perfectly positioned. Whether you're taking your first step onto the property ladder or adding to your portfolio, this attractive property is one that deserves your attention.



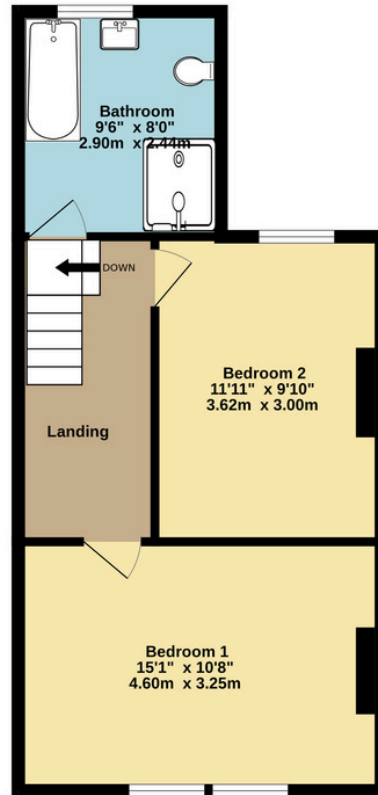




Ground Floor
475 sq.ft. (44.2 sq.m.) approx.



1st Floor
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 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)

337 Soundwell Road BRISTOL BS15 1JN	Energy rating	Valid until:	13 July 2032
	C	Certificate number:	9841-0005-9203-5972-1204

Property type	Mid-terrace house
Total floor area	77 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-licences>

Energy rating and score

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

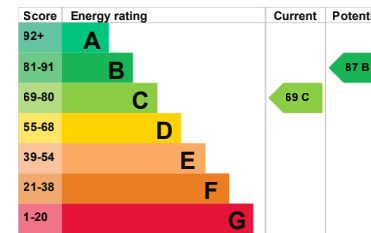
[See how to improve this property's energy efficiency.](#)

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



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