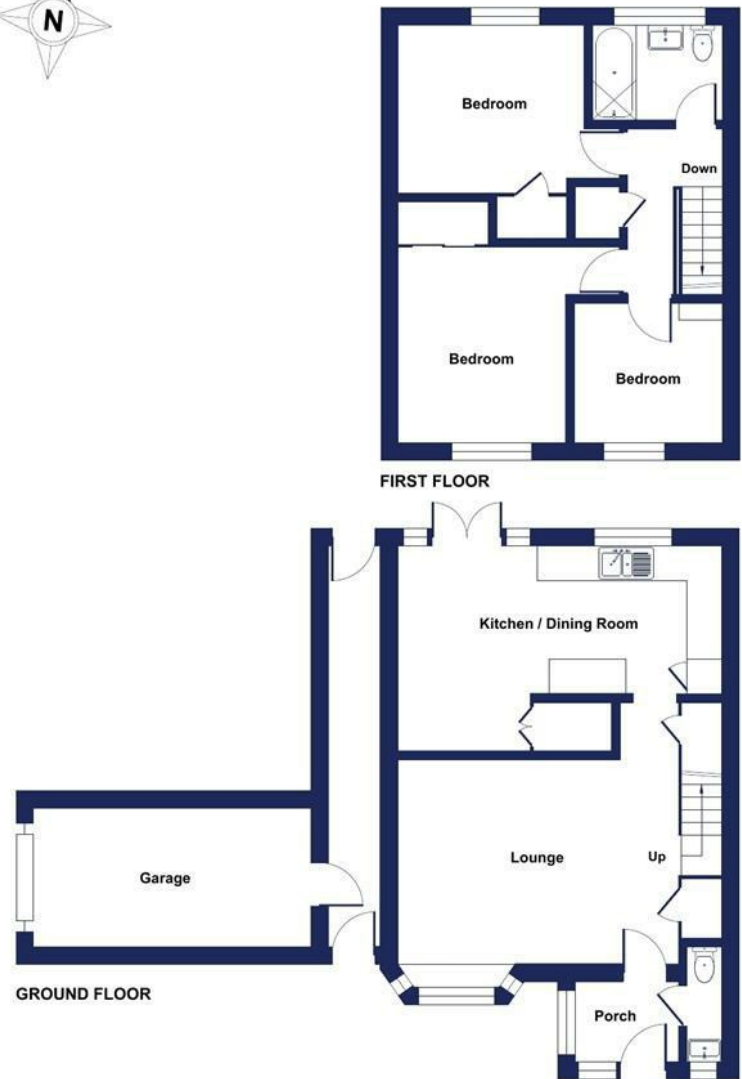


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Elmtree Way, Bristol, BS15

Approximate Area = 926 sq ft / 86 sq m
Garage = 123 sq ft / 11.4 sq m
Total = 1049 sq ft / 97.4 sq m
For identification only - Not to scale



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: 1389211



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Tel: 0117 9863681 email: keynsham@daviesandway.com

11 Elmtree Way, Kingswood, Bristol, BS15 1QS



£325,000

An immaculately presented three bedroom home that's offered to the market with no onward chain.

- Porch ▪ Lounge ▪ Kitchen/Dining room ▪ WC ▪ Landing ▪ Three bedrooms ▪ Bathroom ▪ Gardens ▪ Garage and off street parking ▪ Completed onward chain



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11 Elmtree Way, Kingswood, Bristol, BS15 1QS

Enjoying a quiet cul-de-sac position and occupying a larger than average plot, this excellently presented three bedroom end-of-terrace home offers modern, high-quality accommodation throughout, making it an ideal purchase for both couples and families.

The ground floor features a generous porch, a bright and airy lounge with a feature bow window, and a full-width kitchen/dining room with direct access to the rear garden. A useful WC completes the ground floor. Upstairs, the property offers three well proportioned bedrooms and a matching three-piece family bathroom.

Externally, the gardens have been thoughtfully landscaped. The front is mainly laid to lawn with a decorative chipping flowerbed and a pathway providing access to the front door and, via a gated lane, the rear garden. The enclosed rear garden is designed for low maintenance, with artificial lawn, a covered decked terrace ideal for entertaining, additional decking, well-stocked flowerbeds and a timber storage shed.

The property further benefits from a garage in a block adjoining the plot, complete with power, lighting and rear pedestrian access, along with three hardstanding parking spaces accessed via a dropped kerb.

INTERIOR

GROUND FLOOR

PORCH 1.8m x 1.4m (5'10" x 4'7")

Composite double glazed front door, obscured double glazed windows to front and side aspects, radiator, door to cloakroom, door to lounge.

LOUNGE 4.8m x 3.6m (15'8" x 11'9")

Double glazed bow window to front aspect, radiator, power points, built in storage cupboards (one with space and power for low level fridge), stairs rising to first floor landing, partially tiled floor with underfloor heating, door leading to kitchen/dining room,

KITCHEN/DINING ROOM 5.7m x 3.7m narrowing to 2.7m (18'8" x 12'1" narrowing to 8'10")

Double glazed window and double glazed French doors to rear aspect overlooking and providing access to rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, space and power for gas or electric oven with extractor fan over, integrated fridge/freezer, space and plumbing for washing machine or dishwasher, power points, tiled splashbacks to all wet areas. Dining area offering ample space for family sized dining table and benefitting from a radiator and power points, underfloor heating throughout.

CLOAKROOM 1.8m x 0.7m (5'10" x 2'3")

Obscured double glazed window to front aspect, modern matching two piece suite comprising wash hand basin with mixer tap over and low level WC, electric panel heater.

FIRST FLOOR

LANDING 3m x 0.8m (9'10" x 2'7")

Accessed to loft via hatch, built in storage cupboard housing modern gas combination boiler, power points, doors leading to rooms.

BEDROOM ONE 3.4m x 2.9m (11'1" x 9'6")

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

BEDROOM TWO 2.9m x 2.9m (9'6" x 9'6")

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

BEDROOM THREE 2.6m x 2.5m (this measurement includes bulkhead) (8'6" x 8'2" (this measurement includes bulkhead))

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

BATHROOM 2.3m x 1.7m (7'6" x 5'6")

Obscured double glazed window to rear aspect, matching three piece suite comprising wash hand basin with waterfall mixer tap over, low level WC and panelled bath with waterfall mixer tap and electric shower over, radiator, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn with feature stone chipping flowerbed, path leading to front door, gated path leading to garage and rear garden.

REAR GARDEN

Low maintenance rear garden mainly laid to artificial lawn with wall and fenced boundaries, covered decked terrace benefitting from power and water, artificial lawn, raised decking ideal for al fresco dining, well stocked flower beds, gated path leading to front of property and to garage.

GARAGE 4.8m x 2.5m (15'8" x 8'2")

Single garage located within a block that adjoins the property. Accessed via up and over door with additional pedestrian access to side lane, benefitting from power and lighting.

OFF STREET PARKING

Allocated off street parking for three cars located to the side of the property that is accessed via a dropped kerb and laid to hardstanding.

TENURE

This property is freehold with a rentcharge of approximately £54.00 per annum payable.

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

Local authority: South Gloucestershire
Services: All services connected.
Broadband speed: Ultrafast 1000mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

