

estate agents **auctioneers**

**hollis
morgan**

30 High Kingsdown, Kingsdown, Bristol, BS2 8EW
£515,000

A spacious 3 bedroom house in need of updating with larger than average south-west facing garden. Garage. No Chain.

- Three Double Bedrooms
- South-West Facing Garden
- Garage
- No Onward Chain
- Cosmetic Updating Required
- Gas Central Heating
- Sought After Development
- Huge Potential
- Cavity Wall Insulation
- Insulated Loft

The Property

This spacious three-bedroom home is situated within the sought-after High Kingsdown development in Bristol. Offering well-proportioned accommodation across two floors and an excellent south-west facing garden.

Upon entering the property, you are welcomed by a generous entrance hallway, complete with a convenient downstairs WC and storage cupboard. The hallway leads through to a bright open dining area, which connects seamlessly to the separate fitted kitchen, creating an ideal layout for both everyday living and entertaining.

Floor-to-ceiling windows and a sliding patio door fill the space with natural light and open out onto a spacious private patio garden, with a desirable south-west facing aspect.

The living room provides a comfortable and cosy reception, ideal for relaxing.

Upstairs, there are three well-sized bedrooms and a family bathroom complete with a full-sized bath complete with shower, making the property ideal for families, professionals, or anyone looking for extra space in a central Bristol location.

The property also benefits from a single garage.

Location

High Kingsdown and the surrounding areas is a popular and attractive location in Kingsdown ideally suited for access to Whiteladies Road with its stylish bars, restaurants and cinema, Gloucester road is also near by with its vibrant independent shops, bars and restaurants and the City Centre moments away with its array of business, educational, leisure, shopping and entertainment facilities, including the impressive Cabot Circus complex. Local bus routes are located within a short walking distance whilst Redland train station is only 1/4 mile. The motorway network is also easily accessible.

Other Information

Tenure - Freehold

Council Tax Band: TBC

Please Note

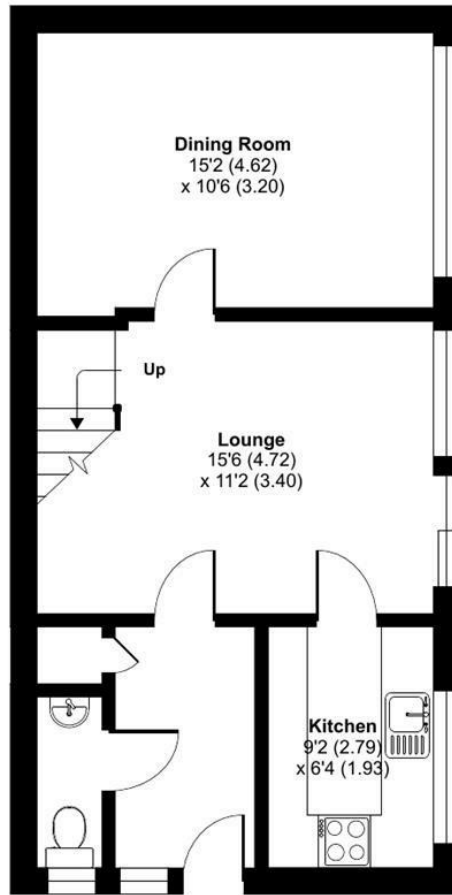
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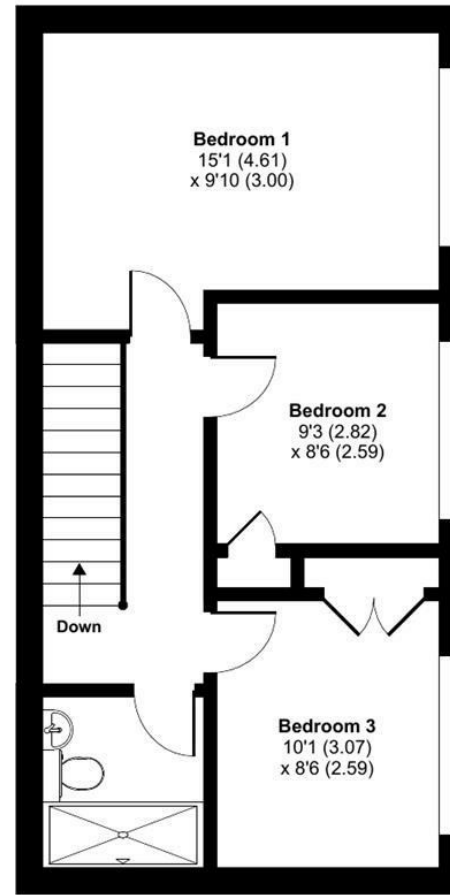
High Kingsdown, Kingsdown, Bristol, BS2

Approximate Area = 966 sq ft / 89.7 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). © ntechcom 2026. Produced for Hollis Morgan. REF:1463337



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

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Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-------------------------|--|-------------------------|
| Current | Potential | 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 | 86 | Very environmentally friendly - lower CO ₂ emissions (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 | 72 | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

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