



Connells

Forest Road
Kingswood Bristol



Property Description

Situated on Forest Road in Kingswood is this three bedroom end of terrace townhouse, offering versatile accommodation arranged across three floors. The ground floor comprises an entrance hall, downstairs WC, lounge with bay window to the front and a kitchen/dining room positioned to the rear, providing a practical space for both everyday living and entertaining. The first floor offers two bedrooms alongside the family bathroom, while the second floor is dedicated to the

principal bedroom, which benefits from its own en-suite facilities and built-in storage. Externally, the property has an enclosed rear garden providing both lawn and patio areas, together with gated access. A particular advantage for the location is the provision of parking to the rear. Forest Road is well positioned for access to Kingswood and its range of everyday amenities, with local schooling and green spaces also within the surrounding area. Nearby amenities include supermarkets and a range of shops and services, while schools are available throughout the wider Kingswood area.

An excellent opportunity for buyers looking for a three bedroom home with accommodation spread across three floors and the added benefit of rear parking.

Entrance Hall

Entrance door leading into the hallway, with stairs rising to the first floor and doors providing access to the downstairs accommodation.

Lounge

15' 6" max x 9' 6" max (4.72m max x 2.90m max)

Bay window to front, providing a separate reception space with access through towards the kitchen/dining room.

Kitchen/Dining Room

12' 5" x 8' 10" (3.78m x 2.69m)

Window to rear, fitted kitchen area with space for dining furniture and access towards the rear garden.

Wc

Downstairs cloakroom comprising WC and wash hand basin.

First Floor Landing

Window to front, stairs rising to the second floor and doors providing access to bedrooms two and three and the family bathroom.

Bedroom Two

12' 5" max x 8' 4" max (3.78m max x 2.54m max)

Window to rear, providing space for bedroom furniture.

Bedroom Three

9' 11" max x 6' 4" max (3.02m max x 1.93m max)

Window to front, providing space for bedroom furniture.

Bathroom

6' 4" x 5' 10" (1.93m x 1.78m)

Window to side, suite comprising bath, WC and wash hand basin.

Second Floor Landing

Stairs rising from the first floor and providing access into the principal bedroom.

Bedroom One

12' 5" max x 12' 3" max (3.78m max x 3.73m max)

Windows providing natural light, built-in storage and door leading to the en-suite.

En-Suite

7' x 3' 6" (2.13m x 1.07m)

Window, suite comprising shower enclosure, WC and wash hand basin.

Outside

FRONT APPROACH

The property is approached from Forest Road and forms an attractive end of terrace townhouse with a rendered exterior and distinctive bay window. A low-level brick boundary wall encloses the front approach, with a pathway leading to the main entrance and gated access towards the side/rear.

REAR GARDEN

The enclosed rear garden offers a combination of lawn and paved patio areas, providing space for outdoor seating and entertaining. The garden is enclosed by timber fencing with gated access, while parking is available to the rear.

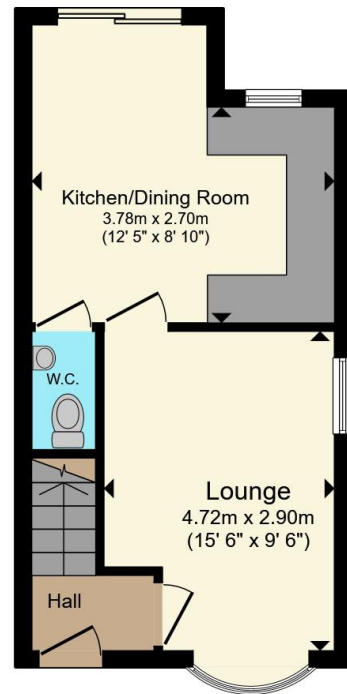
Agent's Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

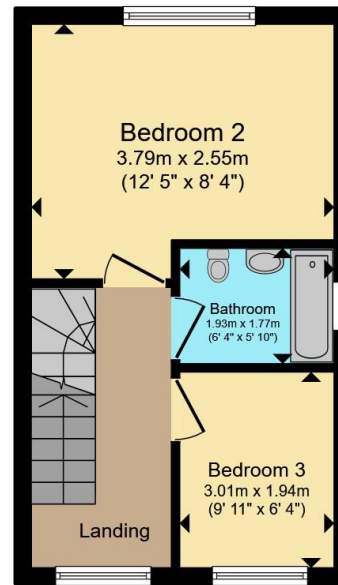








Ground Floor



First Floor



Second Floor

Total floor area 70.7 m² (761 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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1 Regent Street Kingswood
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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