



**38 BRITTON GARDENS**  
**KINGSWOOD**  
**BRISTOL**  
**BS15 1TE**  
**£310,000**

**Positioned within this small modern development offering an array of nearby facilities to enjoy, can be found this smart, three-bedroom terraced property. It's convenient location also lends itself to those seeking an efficient commute into Bristol, with good public transport links available.**

**Externally this terraced home offers a raft of benefits including an easy maintenance, westerly rear garden and to the front aspect, a single garage and driveway providing off street parking.**

**Internally the well-presented accommodation can be found over two floors. An entrance lobby provides access to the downstairs cloakroom and the lounge. The lounge is of generous proportions, spanning the full width of the property with double glazed windows to the front aspect, stairs leading to the first floor and providing access to the kitchen / diner. The kitchen / diner is perfectly positioned with views and direct access to the rear garden, whilst the kitchen comprises a large selection of built in wall and base units and a large expanse of work surfaces.**

**To the first floor can be found three bedrooms, two of which are double in size and the third being a comfortable single bedroom. An en-suite shower room benefits the principal bedroom, whilst the family bathroom, accessed via the landing completes the accommodation.**

**Furthermore, the property is double glazed and gas central heated. Fitted storage cupboards are readily available with a handy brick-built storage cupboard to the front aspect available. A popular style of home, found in a convenient location. A perfect home for any growing family or professional couple.**







## Energy performance certificate (EPC)

38 Britton Gardens BISSTON BS15 1TE	Energy rating <b>C</b>	Valid until: 26 March 2036
Certificate number: 0360-2013-0670-2626-5055		

Property type	Mid-terrace house
Total floor area	76 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-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

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

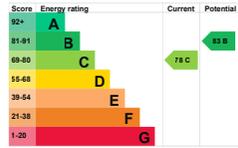
See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

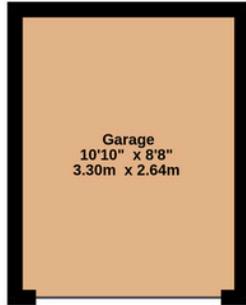
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

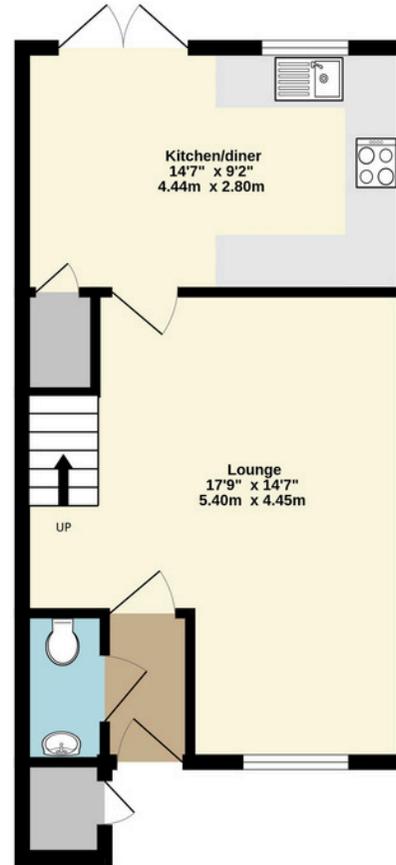
the average energy rating is D  
the average energy score is 60



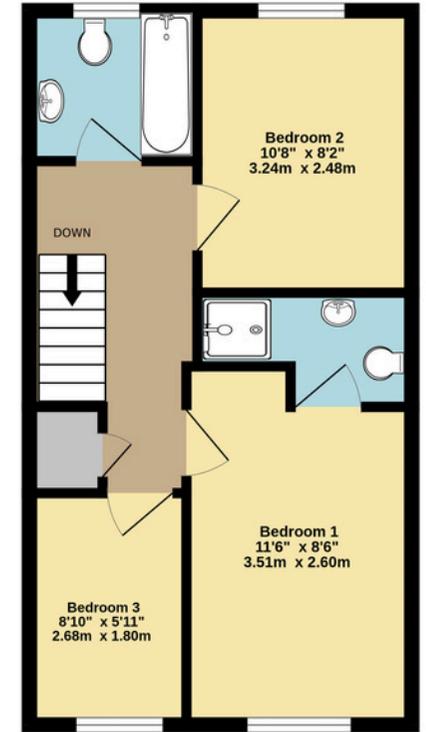
94 sq.ft. (8.8 sq.m.) approx.



Ground Floor  
406 sq.ft. (37.7 sq.m.) approx.



1st Floor  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 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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